

# Staplehurst Jubilee Field

## Management Committee

Notes of the Meeting held on 11 December 2018 at 19:30 to 21:15

**Present:** Paddy Riordan (Chairman), Sam Lain-Rose (Secretary), Tom Burnham, John Perry, Luke Wolland, Lee Seal and Helen Chipperfield.

### 1. Apologies for Absence

It was noted that apologies for absence had been received from Nigel Best (Treasurer), Gill Smith and John Gower.

### 2. Meeting Notes – September 2018

The minutes were not available at this meeting.

### 3. Football Club Proposed Developments – Updates

Luke Wolland explained the current status of the Football Clubs finances. He explained that with the proposed development, additional revenue sources that could be opened would be Programme Sales, Gate Receipts and Banner Sales.

However, Luke was able to put potential figures to each revenue stream, however, currently the team experiences about 20 people attending. However, with improved facilities, this would attract more spectators and therefore higher revenues. This could generate an additional £2,500 based on these revenue streams, however he warned these are projected.

Luke explained the proposed development and the costs associated with the development and the details of the funding sources and arrangements.

Sam Lain-Rose enquired whether the planning application for the development had been submitted to Maidstone Borough Council. Luke confirmed this had been submitted, but further information was required before the application could be validated, which was the Flood Management Plan and the Flood Lighting details.

Sam Lain-Rose requested that all applications details, including plans and reports, are also submitted to the Parish Office via the Parish Clerk. As currently, the Parish Office has no details and it would be courteous to do this, as the Council is the freehold owner and landlord.

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Paddy Riordan had suggested that the Football Club requires a lease to apply for the first £20,000. Parish Councillor Riordan's initial view is that if a lease is in place for the Senior Teams that the Junior Team also gets a lease, so there is no preferential treatment.

Sam Lain-Rose explained his position on this is that there is already an existing lease from the Council to the Jubilee Field Management Committee, it was set up to satisfy the funders of the pavilion and this should be sufficient for the funders of the proposed facility and was happy to send a copy of the lease to the Footballers. However, creating a new sub-lease to the Football Club would increase another layer of legal documentation, at a time, where the Council is going to review and look to possibly change the management structure/model or at least clarify responsibilities, it would not be appropriate from a Councillor's view point to add another sub-lease that could potentially need to be untangled in the near future. In addition, for a lease to be drafted and agreed by Council would cost the Council money, which would need to be agreed prior to commencement and instruction to a solicitor and frankly there is not sufficient time to complete this by 31st December 2018. John Perry agreed with these comments.

## 4. Gym Request

Paddy Riordan introduced the item to the members and explained the Parish Council had initially received the request.

Helen Chipperfield commented on the size of the proposals. Paddy Riordan explained that he had met with the company and they had not come with a specific plan for the site.

Helen Chipperfield and Tom Burnham raised concerns about the car parking capacity and requested more detailed designs on the size of the development and their plans for mitigation.

Tom Burnham requested a business plan, as he would like to see their projected figures, how it would be funded and their expected usage of the facility.

Paddy Riordan wanted to understand the Committee's feeling and whether they would be supportive of having the concept of the gym in principle, prior to the company taking plans to the next level.

Sam Lain-Rose explained that the Committee had already discussed having a gym on the site previously and we generally supported the concept in principle, however, we the Committee raised concerns on the size, location of the building, the car parking capacity and related infrastructure

**The meeting was interested in the inclusion of the Gym facility on the site, notwithstanding the concerns raised, and would like further information provided, before affirmatively supporting the proposals.**

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## 5. Cricket Club – Energy Efficiency Proposals

Paddy Riordan explained he had met with the cricket club to discuss their proposals of creating a consortium, that would apply for solar panels to be more energy efficient.

**The meeting did not feel it was appropriate at this stage to pursue unfortunately, particularly due to deadline constraints.**

## 6. Security Updates

Paddy Riordan had informed the meeting about the two security breaches that had happened recently and explained that the police had been involved.

## 7. Rear Roller Shutter Door

Paddy Riordan explained the issues with the rear roller shutter door and the Parish Council has agreed to fund the costs of repairing the rear roller shutter door.

## 8. Magnetic Shields – Use of Car Park

Paddy Riordan has had a request from Magnetic Shields to utilise the Jubilee Field car park whilst work on their site is being carried out (which could be up to a year). Paddy explained the Parish Council has approved and wanted confirmation from this Committee.

**The meeting agreed to allow Magnetic Shields to utilise the car park for employee cars and for them to be a key holder to the entrance gate.**

## 9. Any Other Business

Lee Seal explained that the KFA had visited and inspected the site recently. The KFA Advisor had made recommendations for the two smaller pitches. The KFA recommended provider was visiting tomorrow to improve drainage for £400 which is a special offer from the KFA.

Paddy Riordan enquired regarding the funding from the Member's Grant for Louise Brice and John Perry, which he had applied for. John Perry agreed to chase this up with Maidstone Borough Council.

Paddy Riordan explained that the Fireworks Committee had donated £300. Sam Lain-Rose enquired how much they donated last year, which was confirmed as £200 and the Youth Team received £100 last year also.

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Helen Chipperfield complained about the state of the car park, particularly the fact that it is not tarmacked, the way in which users park their car (which has caused minor accidents) and the amount of mud across the car park. Helen also commented that there is a push to encourage more use of the Jubilee Fields but is very concerned about the capacity and quality of the car park and is of the view that the entire car park needs improvements.

Paddy Riordan enquired whether there was any S106 monies available. Sam Lain-Rose explained that the S106 monies left, in his opinion, would not be able to be drawn down for this activity.

Helen Chipperfield raised the concern about the higher usage on the pumping station electricity costs. Paddy Riordan agreed that he will investigate. However, it was agreed that there would be no additional costs than usual to the Guides.