

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ

Tel: 01491 825038 e-mail: clerk@bensongpc.org.uk

Minutes of the Extraordinary Meeting of Benson Parish Council held on Friday 8th June 2018 at 7.30pm in the Parish Hall Committee Room

Present:	Cllr P Baylis (CPB)	Chair
	Cllr S McCann	(CRJ)
	Cllr D Olley	(CDO)
	Cllr T Stevenson	(CTS)
	Cllr M Winton	(CMW)

Proper officer: Dianne Brooks (CLK)

MINUTES

- 1. Apologies:** Cllr R Jordan, Cllr F Lovesey, Cllr T McTeague, Cllr P Murray, Cllr B Pattison, Cllr C Robinson, Cllr R Workman
- 2. Declarations of Interest** – There were no declarations of interest
- 3. Public Session** - four members of the public were present, all from the Neighbourhood Plan Steering Group (NPSG).

The chair announced the intention to extend the public session as required to allow members of the NPSG to speak.

Mr Dave Rushton reported on the recent meeting between CALA Homes and the NPSG; minutes of the meeting had already been circulated. The prime topic was the proposed retail unit on phase 2 of the CALA Homes development. Early discussions, with CALA, had indicated some flexibility over the provision, or otherwise, of a retail unit. However, at the recent meeting, CALA confirmed their desire not to build a retail unit on the site but noted that the obligation for a community facility building, which the NPSG felt was an alternative, was already satisfied by the S106 provision for the building by the new playing field. It would cost CALA £500,000 to construct the retail unit building, and they had planned to cover this by means of a long lease retail agreement. If they were not to go ahead with leasing the ground floor as retail space, they would wish to use the space to redistribute the housing units.

- 4. To discuss the provision of a Community Facility on BEN1, phase 2**
Discussion ensued with 2 possible options being put forward as a starting point.

Plan A; the retail unit could be developed for an alternative use such as a library, but this would not generate much income if any.

Plan B; the Scouts and Guides movement collaborate over the provision of a joint facility on the site, already offered by CALA (i.e. to be built during Phase 2) which may involve some funding from CALA subsidised by grant applications etc. The Scouts and Guides groups are over-subscribed and already have an expanding waiting list. There is a need for bigger, improved facilities with storage.

The suggestion was to enlarge the floor space of the existing offer, if possible and incorporate a second floor which could be utilised either for activities or for storage. There is a need for a well-being centre offering yoga, dance etc. alongside youth groups and this would be an important gain for the Parish as a whole.

Members of the Parish Council, concurred with members of the NPSG, and resolved to proceed as follows:

Inform CALA that members of the Parish would present no objection to abandoning a retail unit and would broadly support a change in outline planning to incorporate a redistribution of housing units.

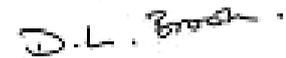
Present the need for a slightly larger Community Facility on the site already identified, alongside the new proposed playing field, and to be used by a wide range of village groups, including youth groups. The incorporation of a pitched roof would be requested as this could facilitate a two-storey building.

Members of the Parish Council and members of the NPSG, would wish to be involved in the design of any new building and have a positive input.

The facility would provide a much-needed resource and be known as the Community Hall for Benson.

The above resolutions were unanimous.

5. There were no items to note



Dianne Brooks, Clerk

11.06.18