

WHEATLEY PARISH COUNCIL– FULL COUNCIL 07.02.2022

ITEM 164– PAVILION PROJECT REPORT AND PROPOSALS

Author:	Cllr Willmott & Clerk
Strategic Goal:	2 Celebrate and protect our environment, landscape, heritage and facilities
Strategic Aim:	2.4 Preserve existing services and facilities
Legislation:	Local Government Act 1972, best practice of Sporting Governing Bodies
Summary:	Summary of recent reports, presentations and discussions regarding the proposed new pavilion and recommendations.

Purpose

This document is a brief synopsis of the history and background of the processes gone through to date to replace the bottom pavilion at Holton. For full details please consult the original documents.

(See Summary of pavilion working group delivery of new pavilion cost plan through Sports Clubhouses and a proposal to Wheatley Parish Council)

Background

- 1966 The Racks purchased by Wheatley Parish Council from Shotover Estate for use as a sports field.
- 1973 WPC and OCC form a joint use agreement so the Wheatley Park School are able to use the facilities. A 2-changing room pavilion built.
- 1982 A 4-changing room pavilion built.
- The playing fields are used 7 days per week throughout most of the year.
- Currently, 800 students per week, Wheatley Rugby Club, Wheatley FC (minis and juniors), Wheatley Oaks FC (women's football) use the facilities for 35 to 40 weeks per year. There is also a netball club training throughout the year and Wheatley Youth Cricket Club was formed in 2021.
- 2012 Acanthus Clews engaged by PC to design a replacement building, originally both buildings but subsequently amended to replace the bottom pavilion only.
- 2015 JUA ended, and Wheatley Playing Field Trust took over management of the playing field.
- 2018 35-year lease signed by the Trust on the playing field.
- 2019 WPC applied for planning consent for new building.
- 2019 WPC went out to tender to appoint a company to produce design and cost plans.
- 2020 Sports Clubhouses were appointed.

Summary of Engagement with Sports Clubhouses and development of design

Onsite meetings were held between consultants and the working group.

Surveys have been carried out including investigating soil conditions and water percolation, asbestos, arboreal, foul drainage.

Following these meetings, further discussions took place regarding the design of the building including H & S aspects, minimising carbon footprint and merits of a timber frame.

Detailed design of building

Please refer to main document for full details.

Detailed discussions took place with Sports Clubhouses over their proposals given the working groups knowledge and use of the site.

Integration with existing building

An on-site meeting was held with SC to discuss the existing clubhouse and its integration into the design.

Summary

There are still some anomalies between the agreed details and what will be the final design. SC have acknowledged these.

SC have delivered a comprehensive illustrated presentation to the PC of their work including an explanation of their cost plan.

The Pavilion working group believe it would be beneficial if the final design anomalies and decisions were agreed and amended on the drawings so that the final package provided by Sports Clubhouses is a comprehensive package representing all of the work Wheatley Parish Council requested.

Running costs, utilities, maintenance, insurance, business rates, cleaning and building management are likely to increase.

Financial Impact

Within its lease with Wheatley Playing Field Trust, WPC have committed to rebuilding the bottom pavilion. Any deviation from this would be a breach of the agreement with WPFT.

The cost of the new pavilion is not achievable from council reserves. External funding will need to be applied for and other fundraising considered to cover the costs of the project, project management and contingencies.

The project working group have reviewed the option of refurbishing the current pavilion, but the building is 2/3 of the size needed to meet the current sporting requirements and excludes public toilets.

Recommendations

1. That Wheatley Parish Council accepts the report from Sports Clubhouses and gives permission to go out to raise the funds needed to build the new pavilion.
2. Authorise the sum of £144 or up to a maximum of £200 towards discharging of planning conditions. In line with current tender agreement with Sports Clubhouses
3. To make an amendment/revised planning application for the site, as per current specification and moving the site approx. 1m to the east of the site. (Cost in region of £100, but to give delegated authority to the Clerk and chairman to approve once confirmed). NB Current Planning application ends in September 2022.