

BOUGHTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Boughton Parish Council held at Boughton Village Hall, Butchers Lane, Boughton, on Monday 25th April 2022 at 7.00 p.m.

In Attendance:

Councillors: Cllr John Shephard (Chair of the meeting), Cllr Nasir Chatta, Cllr Simon Phipps, Cllr Sam Di Pane, Cllr Rosie McDonnell, Cllr Carolyn Penny, Cllr Karen Fletcher

Apologies: Cllr Charlie Brown, Cllr Roy Adams,

Also present: Ciara Wanstall (Clerk and Responsible Financial Officer)

Members of the Public: none

22/2649 Welcome

Cllr John Shephard “the Chair” welcomed everyone to the Extra-Ordinary Meeting of the Parish Council.

22/2650 Apologies for Absence

Apologies for absence were received for Cllr Charlie Brown and Cllr Roy Adams. The apologies were accepted.

22/2651 Declarations of Interest (on Agenda items only)

There were no declarations of interest.

22/2652 Public Open Forum Session

No members of the public were present.

22/2653 Buckton Fields Community Centre

The Chair reported that under the planning permission for phase 3 of Buckton Fields, Taylor Wimpey will provide a community centre. The Parish Council will take on ownership and management of the community centre once it is complete, which likely to be closer to autumn 2023.

Taylor Wimpey have asked the Parish Council to consider the positioning of water/gas/electricity supply routes and any design alterations which may require non material planning amendments.

The Council discussed the following:-

- the layout of the current design
 - incorporating large bi-folding doors to the western aspect to open the space.
 - with limited storage provided, they considered the need for a mezzanine floor. However, it was thought the pitch of the roof was too low and this request would require planning permission and possibly would be too costly for the Parish.

- whether permitted development rights would allow the Council to later add on a small extension/shed for storage.
- The building's source of energy
 - Taylor Wimpey have indicated they will fit a combi boiler. The Council agreed energy efficiency and sustainability should be a priority.
 - Ground source heating was considered but this option is restricted by the footprint of the community centre.
 - Solar tiles as opposed to solar panel were considered. Overall, it was felt the cost of solar tiles was too great and the Council agreed integrated panels (as opposed to traditional panels) would be a suitable option.
 - Infra-red panels for heating could be considered.
- The likely occupancy of the building and what level of heating needed e.g., more in the day or evening. If it is the evening, then there is a need to store the solar energy, so a large battery would be preferential.

The Chair also noted that Taylor Wimpey will facilitate connection of electricity charging stations e.g. by providing the duct & cable etc. However, it would be up to the Council, to implement it.

Resolved: to meet with Taylor Wimpey on Wednesday 27 April 2022 and reiterate the following preferences:-

1. Expanding the doors on the western aspect of the building i.e. replacing the two sets of patio doors with 3 or 5 bi-folding doors of commercial quality.
2. Different arrangement for storage, providing more space in main room
3. Mother and baby room, i.e., reducing toilet overall space?
4. Integrated solar panels on roof providing 10kW (it was thought a typical 3 bed house uses 10kW per day);
5. Plant room required for solar battery storage
6. Gas delivered to building (as future option) but not connected, no boiler required from Taylor Wimpey.
7. Meeting room to have 240v delivered to mid-point in floor and normal positions in room
8. Influence the current design and colour for the external surface of the building i.e. ironstone or render etc.

Actions:-

- identify Taylor Wimpey's budget for the Community Centre so the Council can consider if a contribution should be made to improve design/facilities. (Cllr Shephard)
- obtain specification for a plant room to store solar panel batteries (Cllr Phipps)
- obtain a quote for infrared panels for heating (Cllr Phipps)
- consider comparable electricity usage e.g. Boughton Village Hall (Clerk)

22/2654 Urgent Matters for Report Only (Notified to the Chair before the Meeting)

The Clerk reported that the door to noticeboard on Home Farm Drive has come off its hinges. The Council agreed for the Clerk to make enquiries about repairing it.

The meeting closed at 20.20pm

Chair Date: 9 May 2022