

## MINUTES OF THE MEETING OF DEDDINGTON PARISH COUNCIL HELD ON 15TH MARCH, 1984

Present: Councillor Mrs. Robinson (Chairman), Councillors Mrs. Cheeseman, Fenemore, Gardner, Garrett, Garvey, George, Hayward, O'Neill, Ward and Webber. Messrs. Broadbent and Forsyth were present for item number 3.

Apologies for absence were submitted on behalf of Councillors Fuller, Mackenzie and Stevens.

1. Minutes of the Meeting of the Council held on 22nd February, 1984, which had been previously circulated, were confirmed as a true record and signed by the Chairman.
2. RESOLVED that owing to the confidential nature of the next item the press and public be excluded.

3. Windmill Community Centre

New building The Council considered the fourth report of the financial working group, which had been previously circulated, together with a supplement to the report which was circulated at the Meeting: copies are filed in the Minute Book. The supplement envisaged that after a grant from the Sports Council had been received and the Pavilion Fund money utilised there would be a balance of approximately £5000 required. The exact nature of the Pavilion Fund was queried and the Clerk also reminded the Council of the dangers of incurring expenditure before income was assured. After some discussion, RESOLVED that

(a) the offer made by Rockwell Development Limited be accepted in principle:

(b) the financial working group be given approval to negotiate suitable agreements with Rockwell Development Limited, and instruct the Architect to draw up the appropriate detailed drawings for Planning and Building Regulation approvals.

FURTHER RESOLVED that the Chairman issue a factual statement after consultation with the Clerk, as soon as possible.

4. RESOLVED that the press and public be re-admitted.

5. Report of Planning Committee

It was reported that the Committee had made no objections to a vehicular access at College Farm and a new porch and garage extension at 49 St. John's Way, Hempton, but that concern was expressed at the vehicular access to a new dwelling house at Main Road, Clifton.

6. Planning application

No objection was made to the proposed change of use of all residential parts to retail at J. P. Antiques, High Street.

The Meeting closed at 8.45 p.m.

*Mary Robinson*  
Chairman

## WINDMILL COMMUNITY CENTRE PROJECT

### 4th REPORT BY THE FINANCIAL WORKING GROUP

1. Introduction. In the eighteen months since the last report the Financial Working Group has been concentrating on three main activities.
  - a. Defining the minimum acceptable facilities for a new Community Centre.
  - b. Negotiating as high a "price" as possible with Rockwell Development Limited.
  - c. Preparing the ground with Cherwell District Council in order to ensure as smooth a passage as possible through planning procedure.
2. This report provides a summary of the main points resulting from these activities and follows on from the Verbal Report given to the Parish Council on the 14th December 1983.

### COMMUNITY CENTRE PLANS

3. The plans enclosed with this report are the result of considerable discussion and debate and we believe represent the realistic minimum that we could recommend to the Parish Council in that:-
  - a. The new centre will provide no more or less floor area than that actually being used (as opposed to existing) in the old buildings at present.
  - b. In order to make the centre attractive to use then it is necessary to provide 3 activity areas simultaneously:-
    - Bar and social club area
    - Youth club area (Scouts/guides etc)
    - Main hall for dances, keep fit, sports etc.
  - c. Shower and changing facilities for the Football Club and other sports clubs are essential.
  - d. A roof height sufficient for club standard Badminton is considered essential (after much debate) in order to attract yet another activity with a further pool of 100 odd adults who can contribute to the centre.
  - e. The Cherwell District Council will accept a rubble based car park and access road, at least for a temporary period.
4. As it quickly became apparent that a completely finished building was well outside the Developers reasonable budget a lot of attention has been given to identifying areas of work which could be carried out by those activities associated with the centre - either by fund raising or direct labour. This is reflected in the Developer's letter of Offer.

## THE PRICE

5. Rockwell's original offer in April 1982 was £60,000 cash for 0.85 acres of land. In June this was improved to £60,000 of building work 'at cost'. However this would not provide sufficient funds for a suitable replacement building and we continued negotiations - using time as a leverage factor - while reexamining the building specification. In February 1983 Rockwells improved their offer to £65,000 cash (or building work in lieu). Edwards, Bigwood and Bewley recommended we accept. However the building specification at the time would cost some £130,000 net.
6. The Architect was invited to re-draw the plans to a reduced size and they were given to Rockwell in July 1983 who assessed the net building cost as £108,000. Separate evaluation of this by our own quantity surveyor confirms the figure. Rockwells were not prepared to go ahead on this basis because the gap between land value and cost was £43,000. In October 1983 negotiations almost failed but in November various cost saving measures were proposed and the "gap" was reduced to about £20,000.
7. In January 1984 negotiations again faltered but after some intensive discussions Rockwells appreciated that we would not reduce our building size any further and accepted our suggestion that they made an offer in terms of building size rather than monetary value. This offer is attached. It represents £ 97,000 in net building cost terms or £ 115,000 in real building costs. It will provide an unfinished but walk in, usable building and car park which, at worst, replicates the present building in space while using new materials but in general exceeds the quality of existing facilities. They have asked for some additional land to the South and West of the site and the area under consideration is now 1.0 acre. Some further discussion on clarifying details will need to be carried out. This will be complete before the Financial Working Group meet the Parish Council.

## PLANNING PERMISSION

8. The Council will recall that a test case submission to the Cherwell District Council was made by Rockwell in August 1982. The company already had planning permission for 7/8 houses on the land fronting the road and obtained agreement in principle for a further 12/13 houses on the Windmill School site.
9. Subsequent informal discussions and recent planning policy indicate that up to 25 houses total on the two sites (front and back) could be accepted if a link plan development scheme is put forward.
10. Rockwell's offer enclosed is based on 19 detached houses and should fall within planning approval as modified for the benefit of the Community.

## CONCLUSIONS

11. Rockwell's Development Limited's offer is a fair and reasonable one and well above their initial offer. We do not think any improvement on this can be made. It will provide a walk in, useable centre.
12. The Plans for the new Centre represent the minimum acceptable to replace the existing facilities.
13. Planning permission is unlikely to be a problem.

RECOMMENDATIONS

14. The Parish Council are recommended to accept in principle the offer made by Rockwell Development Limited.
15. The Financial Working Group should now be given approval to:
  - (a) negotiate a suitable agreement with Rockwell Development Limited.
  - (b) Instruct the Architect to draw up appropriate level of detailed drawings for planning permission and building regulation approval.

10th March 1984



Chairman.