



Wickham and Knowle Parish Council

Recreation Committee

Minutes of the Recreation Committee held at Knowle Village Hall, Thursday 27th February 2025, 7pm

Committee members present:

Cllr Malcom Burt (Chair for this meeting), Cllr Sheila Chambers, Cllr David Evans, Cllr Lorraine Rappé, Cllr Ben Sawyers, Cllr Craig Manuel

In Attendance: Sophie Thorogood, Parish Clerk & RFO
0 Members of the Public

1. **Apologies for absence** – Cllr Nic Holladay, Cllr Kathryn Holladay
2. **Declarations of interest on Agenda:** None declared.
3. **Public Session** – no members of public were in attendance.
4. **Minutes of the Meeting 16th January 2025**

RESOLVED: Minutes of the Meeting were approved and signed as a true record, proposed Cllr Evans, seconded by Cllr Chambers and carried.

5. **Glebe Working Party:** The GWP were not present for this meeting but had sent the minutes of their last meeting which were included in the document pack.
6. **Clerk's Action Plan:** Noted. **ACTION:** Clerk to ensure Wickham skatepark work is moved forward. The Clerk to chase the current situation with the Mill Lane lease with Hampshire Legal Services.
7. **Business Manager Action plan:** Noted. **ACTION:** The Committee would like to see usability percentage added to the information.
8. **Remedial re-surfacing Knowle MUGA:** 3 quotes for full re-surfacing had been obtained and circulated within the document pack, the Committee felt the cost was too high for the Council to consider this project in the 2025/26 financial year. **ACTION:** Clerk to apply for a CIL grant when the application period opens in Sep 2025. Business Manager to prepare a business case for potential revenue by painting 4 different sets of lines on the new surface.
9. **Knowle Village Hall car park spaces lining:** 3 quotes were received in advance of the meeting
Quote 1 - £625 plus VAT
Quote 2 – £845 plus VAT (35 + 2) or £1,270 plus VAT (34 + 2)
Quote 3 – £900 (35 + 2)

RESOLVED: to recommend to Full Council to approve quote 2 from Solent Road Markings for 34 + 2 marked spaces at Knowle Village Hall car park, as proposed by Cllr Manuel, seconded by Cllr Sawyers and carried.

10. **Update on Wickham Recreation Pavilion project:** Planning permission was granted on 18th February 2025 and a number of conditions have been listed within the planning consent. Axis are continuing to work on the tender documents which will be available for review shortly. **ACTION:** Clerk to look into FA Grants available. Clerk to request clarification from Axis as to whether the format will be for build and fitting out, or just build of the pavilion.
11. **Quote for tennis court resurfacing project:** Sports Facility Planning & Design Ltd can produce a tender document, a cost for which the Committee can approve the spend without Full Council approval. The cost would be taken from the tennis court sinking fund.

RESOLVED: To approve a cost of £275 for Sports Facility Planning & Design Ltd to produce the tender document for the Tennis Courts resurfacing, as proposed by Cllr Burt, seconded by Cllr Evans and carried.



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12. Delegate to the Clerk to load project onto Contracts Finder: Linked to agenda item 11, once the tender document has been produced by SFPD, the tender can be loaded onto Contracts Finder to begin the process.

RESOLVED: To delegate to the Clerk to load the tender documents onto Contracts Finder website for the Tennis Courts resurfacing, as proposed by Cllr Sawyers, seconded by Cllr Evans and carried.

13. Mill Lane update: As Cllr N Holladay was not present for the meeting, a paper providing a brief update had been circulated to the Committee in his absence. Rookesbury have given support for the creation of a country park and stated it is preferable to them than sports pitches. They will support the variation of the S106. Regarding the concept outlined to them (the Deacon Design proposal) they:

- Will not allow use of the farm entrance into the field for access by vehicular traffic for maintenance of the park (possibly will allow for construction period). Impact of this is that the Council will have to create a new access from Mill Lane. This would have to be either at a point along Mill Lane directly into the site or at the current pedestrian access opposite the entrance to the Community Centre/ Surgery/ Houghton Gardens.
- Have not agreed access to the Meon Valley Trail at the northern end of the site; southern end from Station Yard is OK. This may be subject to negotiation by positioning the access lower down than on the current illustration

A re-draw of the Deacon Design will be necessary to satisfy these conditions.

The Winchester Playing Pitch Strategy update upon which the Parish Council was consulted in Q4 2024 has reached review stage by the WCC Policy Committee and has been published. There is no longer a requirement for sports pitches at Mill Lane. This conclusion is unlikely to be challenged by WCC officers who have given support to the country park concept, especially as the recently attempted supplementary submission by WCC to the Planning Inspector stated that the site could become a country park instead of sports pitches.

14. Deacon Designs quote for 2 consultation options: A quote from Deacon had been circulated with the document pack, along with option 1 being the original country park concept design, option 2 with some sports pitches overlaid that could possibly satisfy S106 requirements. Cllr Manuel explained the rationale behind his motion, being that if the Recreation Ground lease is not renewed in 30+ yrs time, to offer that a full-size grass pitch could be placed in the informal recreation area on the Mill Lane country park design option 1, by slightly extending this large open space.

Initially the landscaping work done to the site under both proposed options is the format of a country park; with option 2 providing some sports pitches such as pétanque, pickleball. It would have to be made clear to residents that the Council cannot afford to achieve either option straight away, and that it would be carried out in phases as funds are raised.

In Cllr N Holladay's absence from the meeting, a paper had been circulated to the Committee explaining his view on the proposal from Cllr Manuel and reasons why it should not be approved for recommendation.

Cllr Sawyers raised a point of clarification regarding how the 81% figure of residents rejecting the Mill Lane masterplan was arrived at. **ACTION:** Cllr N Holladay to clarify this calculation.

Cllr Sawyers also reiterated that it is important that parking should be incorporated into both design options.

RESOLVED: to recommend to Full Council to approve a quote of £2,400 for Deacon Design to complete 2 design options to be used for a Mill Lane consultation. Option 1 Country Park. Option2: Country Park with Sport Provision to meet S106 requirements as per draft vision, as proposed by Cllr Manuel, seconded by Cllr Evans and carried with abstention by Cllr Burt.



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ACTION: The Clerk to seek legal advice as to whether option 2 would satisfy S106 requirements without requiring a S106 variation.

15. Structure of Consultation exercise: The Clerk and Cllr N Holladay had met with Smart Marketing to discuss the consultation, providing history of the site and work to date. There was a second online meeting with the GWP to provide an update on the Glebe Open Space project. Smart Marketing’s proposal is a paper survey to be delivered first, which advertises details of in person consultation sessions, 2 to be held in each village (one Saturday morning, one weekday afternoon/evening). The in-person consultation sessions would give opportunities for focus groups to work on answering questions surrounding the 2 projects.

Residents would be given opportunity to return their survey either by post, in person or reply online. The Council would be given the detailed survey results to be able to analyse the replies.

RESOLVED: To recommend to Full Council to approve a three pronged structure of consultation exercise with residents for Mill Lane and Glebe Open Space, to include postal, online and in-person consultation, as proposed by Cllr Rappé, seconded by Cllr Sawyers and carried.

16. Consultation exercise budget: The breakdown of the consultation budget was circulated with the document pack and the costs, if approved, would be taken from the Mill Lane earmark reserve

RESOLVED: To recommend to Full Council to approve a budget of £2,700 with Smart Marketing for a consultation exercise with residents on Mill Lane and Glebe Open Space, as proposed by Cllr Sawyers, seconded by Cllr Manuel and carried.

17. Recent correspondence / reports from meetings attended of relevance to this Committee:

17.1 – The Primary School have replied to confirm that they hold the suitable insurance policy for their minibuses using Knowle Village Hall car park. The Headteacher asked the Clerk to inform the School if issues continue with parents/children waiting unsafely in the car park. The Committee considered if the Council should ask the Primary School for a copy of the insurance schedule to be held securely in the Parish Office.

Meeting Closed, 9:48pm

Signed.....

Date.....