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# Minutes of a Meeting of the CIL Committee

# Held in the King Edward VII Meeting Room, Ascot Racecourse, Ascot, SL5 7JX

# On Wednesday 27 September 2023 commencing at 7.00pm

Members present: Councillors R Wood (Chairman), R Tavoletti (Vice-Chairman), L Davison West, J Gripton, B Hilton, D Hilton, C Richardson, A Sharpe, & M Turton.

In attendance: Mrs O Marsden, Project Administrator, Parish Council

**8582 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr B Story. Cllr C Roberts was absent.

**8583** **DECLARATIONS OF INTEREST**

The chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were received.

**8584 UPDATE ON OVERALL EXPECTED FUNDING**

* Cllr Wood outlined the CIL Business Plan, Cllrs Wood and Tavoletti met to discuss CIL funds received, funds yet to be received and possible receipts from developments around Ascot high street, known as area AL16. It is not certain what form potential development projects will take in the future, but a business plan has been drawn up, based on calculations submitted as part of the London Square proposals.
* Cllr Wood went through the list of expected income, stating that we can be reasonably confident of £3.2m for developments with permission already, within an overall figure of £5.7m possible if all developments in AL16 take place.
* Various categories of possible expenditure were discussed, many of which have already been covered in the Neighbourhood and Parish Plans respectively, including major issues affecting our area, such as traffic congestion and parking. The Business Plan has been divided up into key categories: Green Space, Roads, Footpaths/Cycleways, Parking, Public Transport, Community Facilities, Land Acquisition and Other. A discussion was held about the aforementioned categories. Footpaths/Cycleways: will RBWM be responsible for cycleways? Public Transport: it was roundly agreed that public transport needed to be vastly improved, and there was discussion about the viability of a shuttle bus. Community Facilities: Cllr Sharpe mentioned that the lease on the Novello Theatre in Sunninghill had expired, having been leased to Redroofs Theatre School for many years. Surveyors had looked at the building and a considerable amount of work is needed to bring it back up to scratch. Much wear and tear, possibility of asbestos etc. £500k-£1m cost?? Could the Novello Theatre be a key community asset?
* Cllr Wood pointed out that it would be advisable to only carry out one major project at a time. Projects should be phased over several years. There is no guarantee that CIL funding will be forthcoming. The majority of the CIL funding will come from the AL16 and Shorts sites, and planning permission has not yet been granted for any sites to date. Therefore, the parish cannot commit to major projects until CIL funding has been received.

**8585** **VICTORY FIELD UPDATE**

* A long discussion was held about the use of consultants for the feasibility study for work on Victory Field. Cllr

Wood detailed the scoring matrix result for CIL applications for funding, including the result for Victory Fields proposal.

* Cllr Davison West explained about the use of consultants, stating that the Leisure & Cultural Committee had previously agreed to fund the c£20k cost of employing The Project Centre to carry out the feasibility study. It was unclear where the funding was to come from and as such Full Council Agreement is required.
* Cllr Wood argued about the need to demonstrate that expenditure of £20k on a feasibility study will produce the desired result. Due to the large potential sums being considered, the consultants will ensure the right facilities and equipment, in the right locations to enhance the facilities and ensure the longevity of the site.
* Cllr D Hilton brought up the issue of the road crossing.
* Cllr Davison West felt that expenditure of £1m on Victory Field was justified; Cllr Sharpe argued that spending a fifth of the CIL budget on one recreation ground could not be entirely justified. Cllr Turton felt that it was not clear what the money will be used for. Cllr Wood suggested that CIL funds be used to pay for the feasibility study, rather than the Leisure & Cultural budget.
* There was further discussion about calculating the numbers of people actually using Victory Fields, how could this be demonstrated? What about a café? Football? Should Victory Field be turned into a football ground? Cllr Tavoletti talked about surveying the use of the site. Cllr D Hilton suggested that pushing the positive impact of health and wellbeing, by spending money on recreation sites, would be met with approval? Cllr D Hilton to speak to Cllr J Sharpe about highways?
* Cllr Davison West felt strongly that Victory Field has a unique selling point (USP) that could be exploited to the full. Cllr Wood asked that we should look at each recreation space in the parish to ensure that the best facilities are provided in the right place and not simply copied in many locations. Cllr B Hilton raised the issue of accessible play equipment. We should ensure that any new play equipment is fully accessible, and that accessible play equipment is provided on all sites.
* Cllr Wood concluded by asking councillors to agree to using CIL funds to pay for the feasibility study. All were in agreement, and this be put forward to Full Council; at the next meeting for sanction. In addition, Full Council is to be appraised that a large expenditure of up to £1m may then be included in the budget for next year at VF (funded from CIL) based on the output from the study. No further commitments would take place before being agreed by the Leisure and CIL Committees, prior to being laid before the Full Council for ratification.

Cllr Sharpe gave an update on the lease extension to South Ascot recreation ground. To date, no new lease has been received by the parish council. If no new lease is received by the end of September 2023, the play equipment will need to be removed, and the parish council will start to tender for contractors to remove the play equipment, the week beginning Monday 2 October 2023.

**8586** **DECISION ON WHICH PROJECTS TO BE EVALUATED AND BY WHICH COMMITTEE MEMBER**

* Cemetery – Cllr A Sharpe. No update yet.
* Victory Field – Cllr L Davison West. As above.
* Purchase of the field next to the Day Centre – not yet agreed to be evaluated. Cllr Gripton advised that initial contact with school had been established via Cllr Roberts and that they were open to further discussion on joint use and possible reciprocated use of Victory Fields.
* South Ascot recreation ground – awaiting agreement on a new lease. As above.
* Redevelopment of car park behind Sainsburys – not yet agreed to be evaluated.
* Provision of EV charging point in Ascot – Cllr R Wood.
* Public transport between the villages – not yet agreed to be evaluated.
* Provision of more footpaths in the parish – Cllr R Tavoletti advised that 4 footpaths had been identified as important assets in the parish and that initial discussions were taking place with RBWM as PRoW and physical improvements
* Sunninghill traffic issues – not yet agreed to be evaluated.
* Cycle racks at Heatherwood – already in place.
* Café/kiosk at South Ascot recreation ground – awaiting agreement on a new lease.
* Purchase of the field adjacent to Tom Greens’ Field – Cllr A Sharpe.
* Purchase of South Ascot recreation ground – awaiting agreement on a new lease.
* Charging higher rate CIL for land ex Green Belt. Cllr Gripton has sent a letter to RBWM regarding a change to rates. Update?

**8587 DATE OF NEXT MEETING**

The date of the next meeting and the schedule of future meetings was not agreed. Cllr Wood to determine the dates and to circulate accordingly.

There being no further business the meeting closed at 8.30pm.

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Cllr R Wood, Chairman