

# MINUTES

**Meeting:** MELKSHAM AREA BOARD  
**Place:** Melksham United Church, 4 High St, Melksham, SN12 6JU  
**Date:** 18 October 2017  
**Start Time:** 7.00 pm  
**Finish Time:** 10.00 pm

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Please direct any enquiries on these minutes to:

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## **In Attendance:**

### **Wiltshire Councillors**

Cllr Pat Aves, Cllr Hayley Spencer, Cllr Jonathon Seed, Cllr Roy While,  
Cllr Jon Hubbard and Cllr Phil Alford and Cllr John Thomson

### **Wiltshire Council**

Laurie Bell - Associate Director Communities & Communications  
Rhys Schell – Community Engagement Manager  
Kevin Fielding – Democratic Services Officer

<u>Agenda Item No.</u>	<u>Summary of Issues Discussed and Decision</u>
38	<p><u>Chairman's Welcome, Introduction and Announcements</u></p> <p>The Chairman welcomed John Thomson - Deputy Leader and Cabinet Member for Communities, Campuses, Area Boards and Broadband and Laurie Bell - Associate Director Communities &amp; Communications, Wiltshire Council to the meeting.</p> <p>The Chairman thanked the residents of Melksham for attending the meeting in such large numbers.</p>
39	<p><u>Apologies for Absence</u></p> <p>There were no apologies for absence.</p>
40	<p><u>Declarations of Interest</u></p> <p>There were no declarations of interest.</p>
41	<p><u>Melksham Campus update</u></p> <p>The Chairman advised that the Campus update would cover:</p> <ul style="list-style-type: none"> <li>• Programme and investment so far</li> <li>• Melksham House site – update</li> <li>• Planned facilities</li> <li>• Site use and layout</li> <li>• Next steps and timeline for delivery</li> <li>• Questions and answers</li> </ul> <p>John Thomson - Deputy Leader and Cabinet Member for Communities, Campuses, Area Boards and Broadband and Laurie Bell - Associate Director Communities &amp; Communications, Wiltshire Council then outlined the current position, this included Oakfields sports facilities, Melksham Market Place redevelopment, Cricket &amp; Tennis Pavillion and the Melksham House site.</p> <p>An estimated time line of works was also outlined.</p> <p>The full presentation is attached to these minutes.</p>
42	<p><u>Q &amp; A Session</u></p> <p>The Chairman advised that planned to take questions in an orderly manner, taking questions on each Campus issue/topic, rather than a scatter gun</p>

approach.

Questions raised included:

#### Swimming

Q.Is Melksham likely to be left with no swimming pool facilities?

*A.No, swimming facilities are always part of the offer.*

Q.Will the swimming pool be the last work to be done?

*A.Unable to answer that at the moment, it is planned to open the Campus as a complete complex.*

Q.The Community Operations Board had spent a good deal of time discussing access and specs of the swimming facilities, will this work be feed into the design?

*A.Yes, the work done by the Community Operations Board would feed into the pool design.*

Q.Will the swimming facilities be run and operated by Wiltshire Council?

*A.Yes.*

#### Fitness Suite

Q.Does the Campus really need a fitness suite?

*A.Yes, fitness suites are good income generators, which will underpin the swimming facilities etc.*

#### Tea Dances

Q.Will Wiltshire Council provide tea dances?

*A.Wiltshire Council were not looking to compete with Melksham Assembly Hall, or The Riverside Club etc.*

#### Sports Hall

No questions raised.

#### Café/Library

Q.Will the new library have the same book capacity as the current one, and provide some facilities for local schools?

*A.Yes.*

Q.Will the proposed café overlook the pond area?

*A.That is the aspiration.*

Q. Will the proposed café/library be fully wheelchair accessible?

*A.Yes.*

Q. Will the café be run by Wiltshire Council?

A. *Wiltshire Council are open to a local community group running it, or perhaps a local business.*

Q. Will Wiltshire Council ensure that public transport links are provided for the Campus.

A. *Experience has shown at County Hall that when the library relocated to the main site that numbers and footfall increased.*

Squash

No questions raised.

Tennis

Q. Can the tennis club have new courts as soon as possible?

A. *Wiltshire Council will look at what it can do to try and get the tennis court provision up and running as soon as possible. It was agreed that an update on this would be proved at the 18 February 2018 Melksham Area Board meeting.*

Multi Use Games Area (MUGA)

Q. What will the muga be?

A. *The same size as the one at the King George v playing fields.*

Q. Will the new muga be floodlit?

A. *This hasn't been decided yet, if it was, then modern low level lighting would be used.*

Outdoor Bowls

Q. The outdoor bowls club have concerns re the amount of footfall around the bowling green during the redevelopment, can we be assured that the bowling green during this time?

A. *Yes, the area will be fenced off.*

Cricket

Q. Would there be public access to the cricket club?

A. *There would be some restrictions, regarding the security of the square.*

Q. Was the cricket pavilion insured?

A. *The value of the building did not meet the threshold for an insurance payout.*

Q. Why have you provided such an expensive facility for effectively 18 members?

A. *The club made a decision on where they would like to play and the council supported this. Not just 18 players, they have a large junior section as well. The club produced a business case and are working towards growing the club.*

Melksham Without PC

Q. Where will the offices be for the parish?

A. *That level of design has not been considered, however, we will be in contact during this phase.*

Surgery

Q. Would public funds be spent the surgery?

A. *Yes, the building would be rented by the surgery operating it. By providing modern purpose built facilities there was more chance of attracting GPs and providing a good quality of service. It also made the campus more sustainable.*

Q. Why not use the old Melksham House building as a redeveloped surgery complex?

A. *The Health Authority would not invest in a redeveloped building, it had to be new build to attract the investment.*

Q. Could the surgery be a priority on the site build plan?

A. *The Surgery has been positioned to be self-contained and therefore there is a potential to be on different timescales to the rest of the build.*

Q. Why is the GP surgery on the periphery of the site?

A. *Would like to have positioned at Melksham House, however, their specifications require that a new build is provided if they are to commit to a 25 year lease.*

Q. Could the MUGA and GP surgery change positions on the site plan?

A. *Potentially, this is an indicative layout.*

Q. Is this a new GP surgery?

A. *No, this is St Damian's Surgery being relocated.*

Indoor Bowls

Q. Would indoor bowls be accommodated if Christie Miller was closed?

A. *We would look at alternative leisure provision in the town, however, at this moment in time we cannot answer this question.*

Q. The Indoor Bowls Club cannot access the £150k you provided as it requires us to raise match funding.

A. *Wiltshire Council encouraged the bowls club to proactively seek other funding to match what we have offered. The bowls club need to develop a business case that looks at how the building can be built and also how it can remain sustainable. Wiltshire Council have also offered to provide the space for the club to build the new facility. This is a very fair offer.*

Q. Why is indoor bowls not in the campus when it the space can be multi-functional?

A. *This is not the case. The flooring was timely to take up and down and given the restrictions to using the green it would have been completely unpractical to deliver this model.*

Q. The Bowls delivers a big income stream – why not include it in the campus?

A. *When Wiltshire Council looked at this the figures did not stack up. If there is a good level of revenue then this will help when forming your business case.*

Q. Why not invest in Christie Miller to keep it running for longer?

A. *There is a huge amount of asbestos, the building is falling apart and almost unsafe for use.*

Q. It's a disgrace that bowls has been brushed under the carpet when there are so many members and Cricket has been invested in so heavily.

A. *We have provided a site, £150k match funding. The strong bowls community need to work together on this.*

Q. We were asked to amalgamate the clubs which we did and then the bowls facility was thrown out without consultation.

A. *We have provided a site, £150k match funding. The strong bowls community need to work together on this.*

Q. Have Cllrs actually visited the facility or played a game of bowls?

A. *Yes, they have visited the facility.*

General Site Plan and general questions

Q. The idea of the campus was to bring it into town, however, the prime position of the site has now gone to residential development.

A. *Wiltshire Council have had to look at accommodating some residential to help pay for the development. The funding to pay for this will be a mixture of sale of assets and borrowing. This is where the officers have provisionally identified as the best position for the residential.*

Q. What type of residential will it be? Are there enough car parking spaces provided?

A. *This will be agreed at the planning stages.*

Q. What would Melksham House be used for?

A. *It would be converted into residential.*

Q. Could the Blue Pool not just be updated and house the pool, leaving the campus free for Bowls?

A. *This would not be suitable and in this scenario we would not receive the Sport England funding. The funding is dependent on us providing a centre of excellence for swimming.*

	<p>Q Why is there not more effort to sell the redundant stock before proceeding?  A. <i>Wiltshire Council has sold over £85 million worth of buildings since it became one council. More properties are being put up for development all the time. It takes time.</i></p> <p>Q. When will construction start?  A. <i>Construction will start in July 2019 and will take 18 months.</i></p> <p>Q. Frustration over the time delay and the lack of communication.  A. <i>There will be a written update for each Area Board.</i></p> <p>Q. Were there any covenants on the land when passed over from Cooper Tyres?  A. <i>No conditions or restrictions on the site.</i></p> <p>Q. Could a local oversight committee be set up?  A. <i>COBs were wound down a couple of years ago and all the local discussions should come through the Area Board. This is now in the delivery phase that can be done by officers.</i></p> <p>Q. Nobody considered that flats would be at Melksham House. Why?  A. <i>The house itself will be retained for residential, however, it's likely the hall will be removed.</i></p> <p>Q. There were concern over lost parking and would it be free?  A. <i>Parking would not be charged for, however, there would likely be restrictions over use. This would be looked at during planning.</i></p> <p>Q. Access to the site remains a concern, especially given the increased traffic for residential.  A. <i>It may have to come through one of the other residential routes. We would like to have at least one additional access but this is to be discussed.</i></p> <p>Q. Will the residential development go hand in hand with the rest of the development?  A. <i>Wiltshire Council will aim to have one building development, but this cannot be confirmed at this stage.</i></p> <p>Q. We need to invest in the prevention programme for seniors. Not just at the campus but across the town as a whole.  A. <i>This was agreed.</i></p>
43	<p><u>Any Other Business</u></p> <p>There was no other business.</p>

44	<p><u>Close</u></p> <p>The Chairman thanked Cllr John Thomson and Laurie Bell for attending the meeting.</p> <p>The Chairman made the point that this was a massive opportunity for Melksham to have facilities that no other town in Wiltshire had.</p>
<p><u>Campus Presentation</u></p>	





Welcome to the  
Melksham Area Board

# Chairman's Welcome

## Cllr Jon Hubbard



# Apologies for Absence



# Declarations of Interest

Councillors are requested to declare any personal or prejudicial interests or dispensations granted by the Standards Committee





# Melksham campus update 18 October 2018



Cllr John Thomson  
and Laurie Bell



# What we will cover this evening...

## Melksham Campus

- Programme and investment so far
- Melksham House site – update
- Planned facilities
- Site use and layout
- Next steps and timeline for delivery
- Time for questions and answers



# Oakfields



- Following relocation to new facility the football and rugby clubs have gone from strength to strength....

**INVESTMENT - £7.3 million**



# Oakfields - Rugby

- Youth and minis membership - 5% increase
- Now have 18 women training – plan to play competitively this season
- Melksham Rugby is now able to host regional matches
- Host the regional finals for U17
- Bath Rugby Club is using the facility for SW youth assessments and coach development days





# Oakfields - Football

- Player numbers - increase 15% - more than 500 active players and 1,900 members
- 49 teams
- Professional league clubs using the facility
- Local businesses booking conferencing facilities and sponsorship opportunities
- Attendance at first team fixtures - more than 200% increase
- Melksham - 5<sup>th</sup> best supported team in Wiltshire – at this level



# Melksham Skate Park

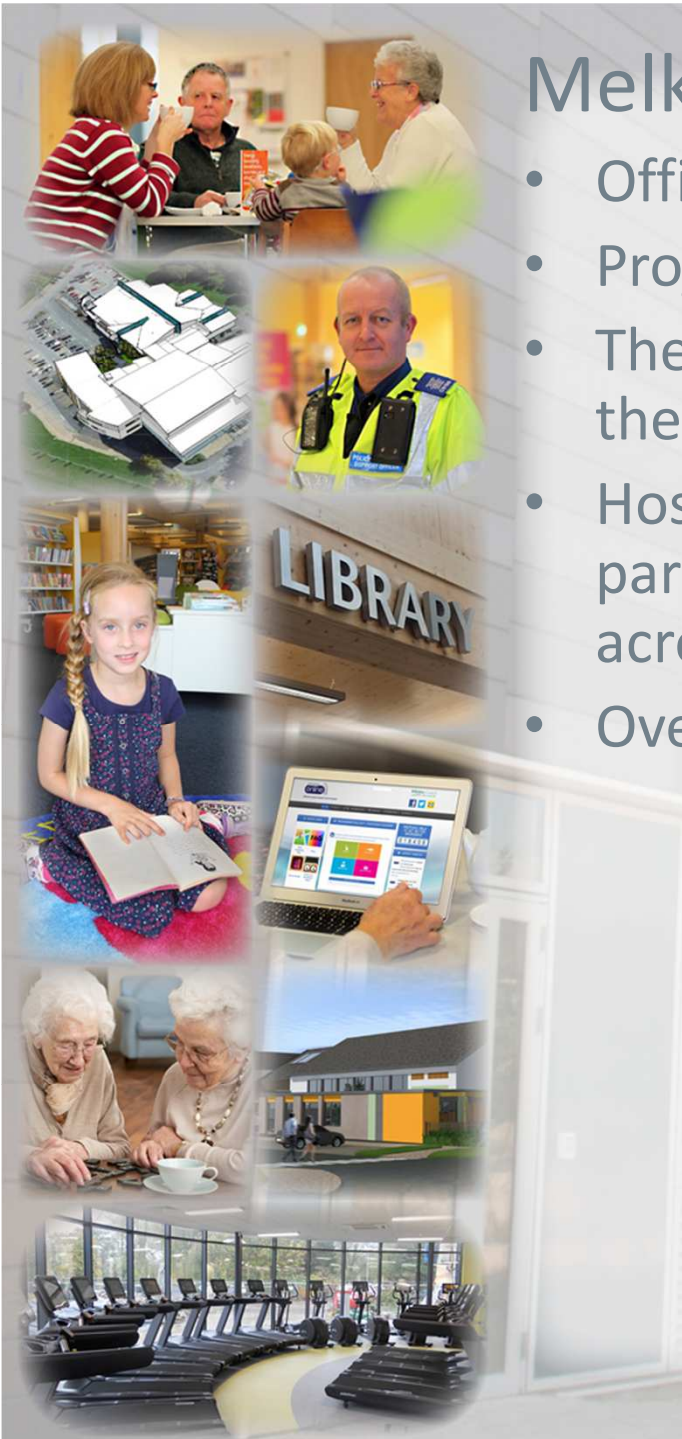


**INVESTMENT - £200,000**



# Melksham Skate Park

- Officially opened Saturday 23 September
- Project led by young people
- The park is a destination for skaters from across the south west region
- Hosted Wiltshire Skate series - showcase the new park and bring young people together from across the county
- Over 60 people aged 13 - 25 competed



# Market Place

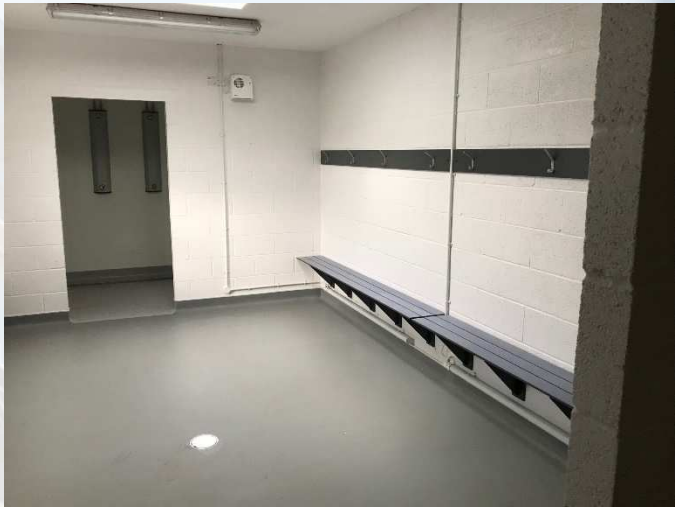
- New reconfigured Market Place and access to Melksham House site
- The project has improved the aesthetics of this space
- Due to unforeseen issues the construction programme was extended
- Completion - end October

**INVESTMENT - £660,000**

**Incl. £30,000 town council  
funding**



# Cricket and tennis pavilion



- New pavilion to replace the pavilion destroyed by fire is nearing completion
- Long term home of Melksham Cricket Club
- The club has growth plan and is looking to introduce winter cricket
- The tennis club will also access and use facilities

**INVESTMENT - £337,000**



# King George V Park and facilities – proposal

- Transfer park to town council plus:
- The old storage site for new youth centre
- The existing cricket pavilion
- All facilities in trust – will need to agree trust transfers
- Need approval from charities commission
- Also working with trustees at Riverside Centre and the town council to ensure future sustainability of the centre



# Investment to date

Oakfields	£7,300,000
Skate Park	£200,000
Market Place	£630,000
Pavilion	£337,000
Design and surveys	£1,421,000

**TOTAL - £9,888,000**



# Melksham House site - update





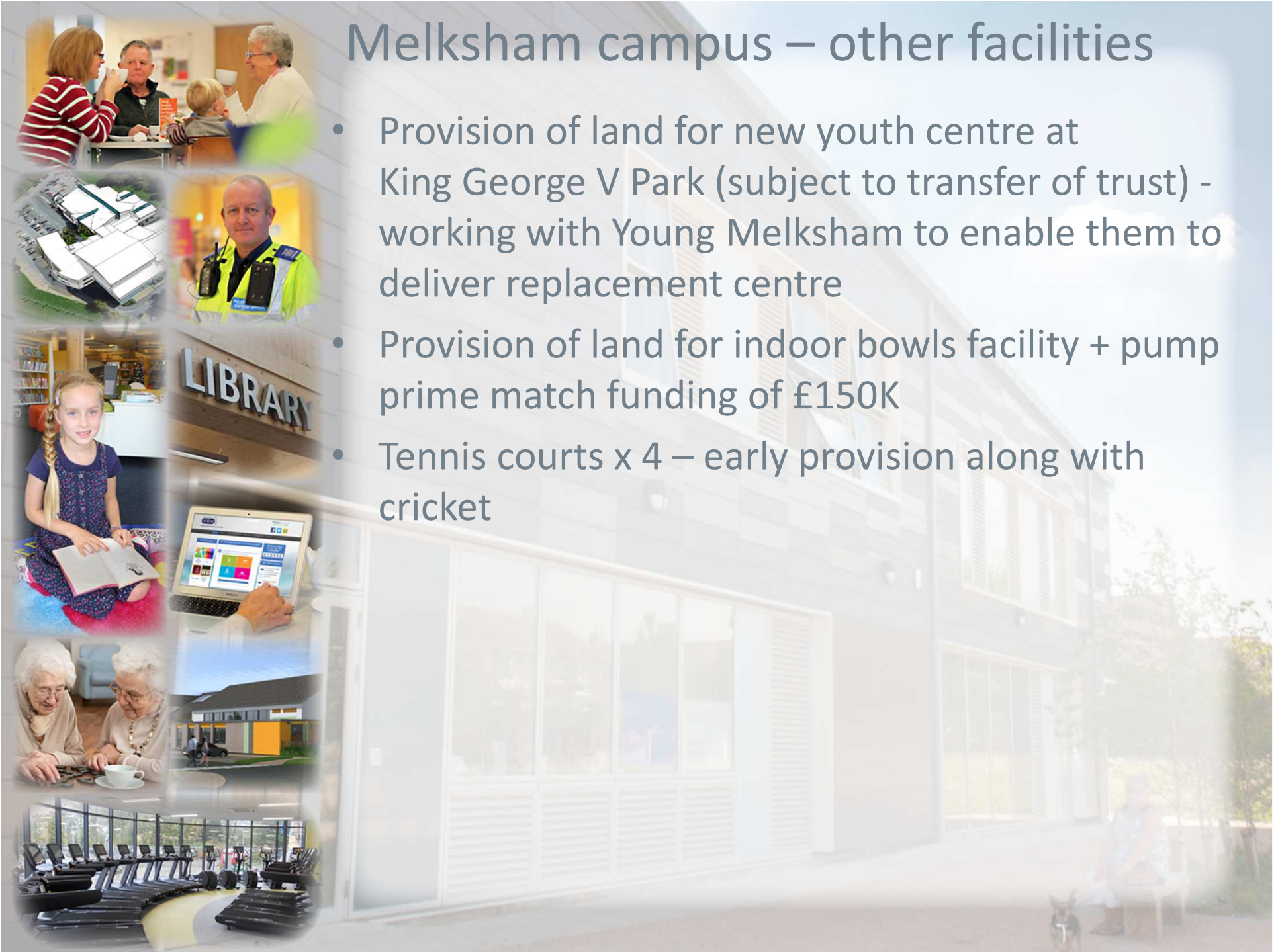
# Melksham House site – planned facilities

- 25 meter, 6 lane swimming pool + learner pool
- Fitness suite - 75 stations
- Studio – dance and fitness
- Sports hall x 6 court
- Cafe
- Library / community hub – based on successful Calne model
- Squash courts x 2
- Tennis courts x 4
- MUGA
- Outdoor bowls
- Cricket facilities
- Melksham Without Parish Council accommodation
- GP surgery



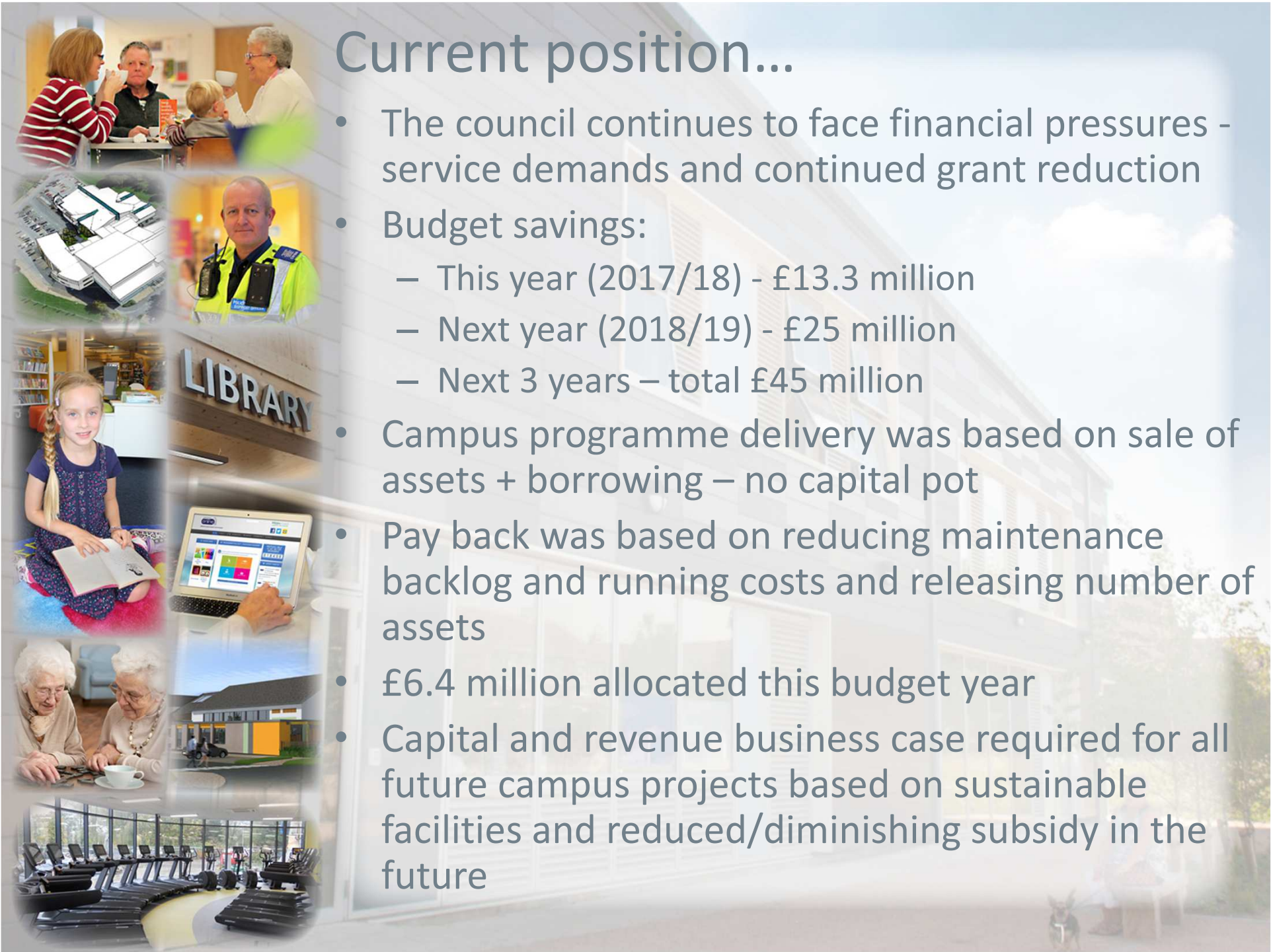
# Melksham campus – other facilities

- Provision of land for new youth centre at King George V Park (subject to transfer of trust) - working with Young Melksham to enable them to deliver replacement centre
- Provision of land for indoor bowls facility + pump prime match funding of £150K
- Tennis courts x 4 – early provision along with cricket



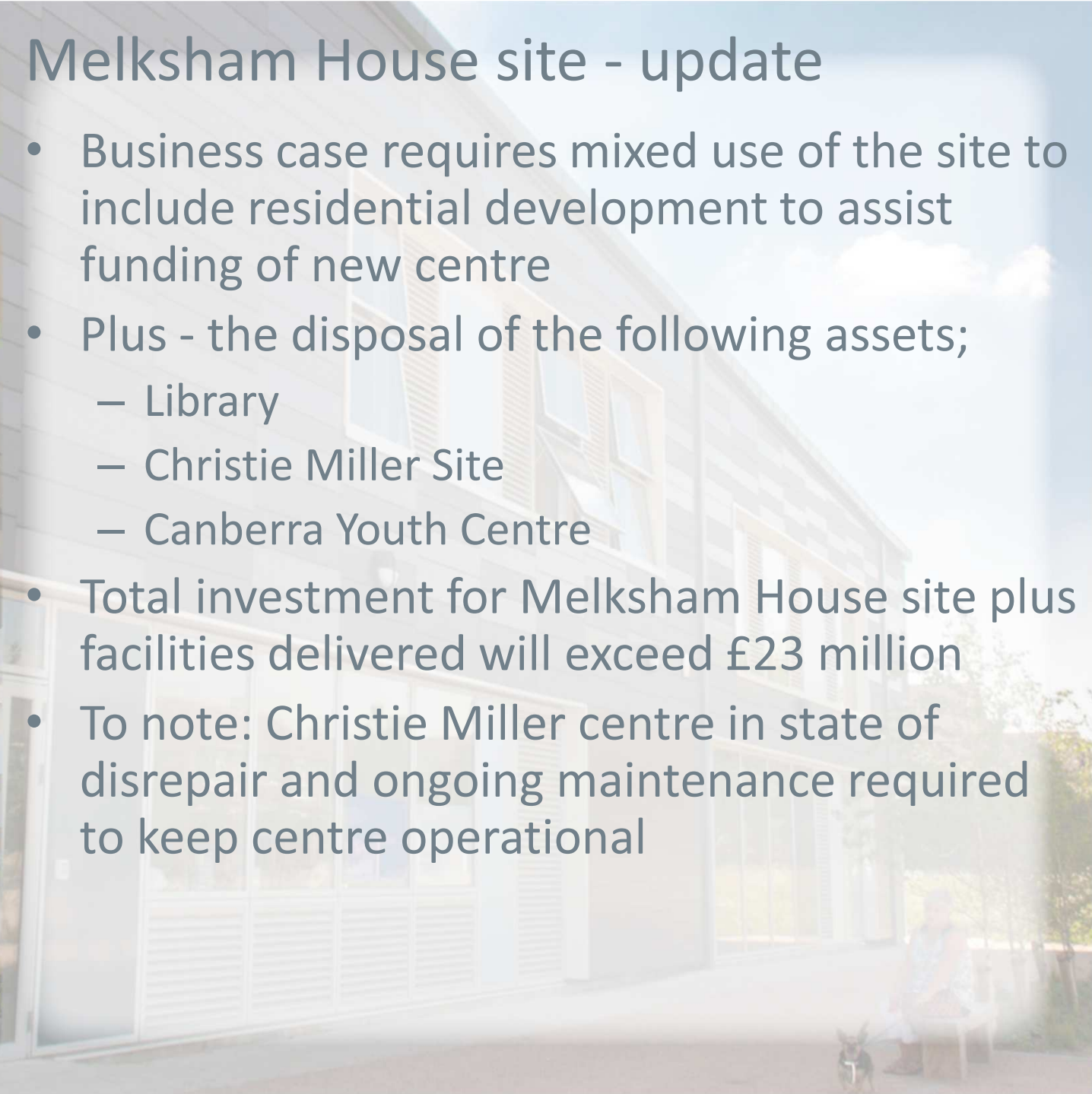
# Current position...

- The council continues to face financial pressures - service demands and continued grant reduction
- Budget savings:
  - This year (2017/18) - £13.3 million
  - Next year (2018/19) - £25 million
  - Next 3 years – total £45 million
- Campus programme delivery was based on sale of assets + borrowing – no capital pot
- Pay back was based on reducing maintenance backlog and running costs and releasing number of assets
- £6.4 million allocated this budget year
- Capital and revenue business case required for all future campus projects based on sustainable facilities and reduced/diminishing subsidy in the future



# Melksham House site - update

- Business case requires mixed use of the site to include residential development to assist funding of new centre
- Plus - the disposal of the following assets;
  - Library
  - Christie Miller Site
  - Canberra Youth Centre
- Total investment for Melksham House site plus facilities delivered will exceed £23 million
- To note: Christie Miller centre in state of disrepair and ongoing maintenance required to keep centre operational



# Site use - proposal



# Next steps

- Business case to cabinet – December 2017
- Pre-consultation with planners underway
- Finalise site layout and centre design
- Planning application submission and public consultation
- Regular area board updates throughout the programme delivery



# Estimated timeline...

	2017		2018					2019																
Task	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Business Case	█																							
Approval		█																						
Appoint Design Team			█																					
Final Concept Design				█	█																			
Cost Plan 01					█																			
Update Surveys				█	█	█	█																	
Developed Design and Planning Information						█	█	█																
Cost Plan 02								█																
Wiltshire Review Scheme - Final Sign-off								█																
Planning									█	█	█	█	█	█										
OJEU Process Tender Main Contractor												█	█	█	█	█	█							
Review and Award of contract																	█	█						
Mobilisation Period																				█				
Construction Commences																						18 month Build Programme		
																						Jan-21		





Thank you for listening...  
any questions?





# Any other business





## Close

Next meeting of the Melksham Area Board is on  
Wednesday 15<sup>th</sup> November at The Manor School,  
commencing at 5.30pm.