

# MINUTES

**Meeting:** CORSHAM AREA BOARD  
**Place:** Main Hall, The Corsham School, The Tynings, Corsham, SN13 9DF  
**Date:** 5 September 2011  
**Start Time:** 7.00 pm  
**Finish Time:** 8.00 pm

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Please direct any enquiries on these minutes to:

Marie Todd (Area Board and Member Support Manager) on 01225 718036 or [marie.todd@wiltshire.gov.uk](mailto:marie.todd@wiltshire.gov.uk).

Papers available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## **In Attendance:**

### **Wiltshire Councillors**

Cllr Dick Tonge, Cllr Peter Davis (Vice Chairman), Cllr Alan Macrae (Chairman) and Cllr Sheila Parker

### **Wiltshire Council Officers**

Dave Roberts – Community Area Manager  
Marie Todd – Area Board and Member Support Manager  
Lucy Murray Brown – Campus and Operational Estate Management Lead  
Mark Stone – Interim Programme Director

### **Town and Parish Councillors**

Corsham Town Council – Allan Bosley, Nikki Kenna, Elaine Marston and Michael Simpkins,  
Colerne Parish Council – Mary Harvey

### **Partners**

Corsham Community Area Network – Sally Fletcher, Kevin Gaskin and Christine Reid

**Total in attendance: 52**

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<u>Agenda Item No.</u>	<u>Summary of Issues Discussed and Decision</u>
1.	<p><u>Chairman's Welcome and Introductions</u></p> <p>The Chairman welcomed everyone to the extraordinary meeting which had been called to consider the site options for the proposed Corsham community campus.</p>
2.	<p><u>Apologies for Absence</u></p> <p>There were no apologies for absence.</p>
3.	<p><u>Declarations of Interest</u></p> <p>There were no declarations of interest.</p>
4.	<p><u>Chairman's Announcements</u></p> <p>There were no chairman's announcements.</p>
5.	<p><u>Site for the Proposed Corsham Community Campus</u></p> <p>Allan Bosley, Chairman of the Shadow Community Operations Board (SCOB) gave a presentation regarding the site options considered by the SCOB and the reasons for its final recommendation.</p> <p>The presentation covered the following issues:</p> <p><u>Consultation</u></p> <ul style="list-style-type: none"> <li>• The SCOB had been appointed by the Area Board to oversee the development of the campus.</li> <li>• Consultations had taken place with the wider community regarding the campus proposals. The Corsham Community Area Network (CCAN) had been appointed by the Area Board to evaluate local views and had carried out a consultation in 2010. Public meetings had been held with local groups, the general public and a sample survey had been undertaken within the community area. A school survey had also taken place to gauge the views of young people.</li> <li>• The SCOB had held long and detailed discussions regarding the site for the campus.</li> <li>• The library needed to be relocated because the building was unsustainable. The same was also true for the community centre.</li> <li>• The following requirements had been requested for the campus building: <ul style="list-style-type: none"> <li>○ Indoor Leisure facilities</li> <li>○ Library</li> </ul> </li> </ul>

- Facilities for young people
- Childcare
- Adult social care
- Car parking
- Licensed facilities
- Large multi-functional community hall and stage
- Dance floor
- Range of rooms of different size
- Storage space
- Range of indoor recreational and sporting facilities
- Better kitchen facilities

### Working Proposal

The working proposal included the following facilities:

- Single Reception
- Refurbished Leisure Centre
- Library, to include improved IT/internet provision
- Facilities and services for young people
- A variety of multi-purpose meeting/resource rooms
- Community café and licensed catering facilities
- Personal care rooms
- Desk and office space
- Large multi-purpose (sprung floor) community hall
- A variety of areas for dedicated storage
- Appropriate car parking and bicycle storage
- Outdoor recreation and sporting facilities
- All weather pitch
- Climbing wall

### Strategic Principles

A strategic principles document was then developed by the SCOB in order to identify the best location for the campus building. These principles had been based on local knowledge, the results of the consultations, and they took into account the sustainability of the building. The strategic principles consider many aspects of the campus proposal, including the following:

- SCOB created working groups on Travel and Equalities Impact Assessment
- Identifying issues associated with this specific site
- Working principles, e.g. minimal disruption to existing users
- Accessibility
  - In terms of the building itself
  - Getting to the site
- Sustainability
- Design and creativity

- For the whole of the Corsham community area
- That the completed centre should be a *fantastic* facility

### Feasibility and Options Study

Wiltshire Council had appointed Alec French Architects who were informed by the results of the consultation and the strategic principles. They were asked to consider where the campus could be located adjacent to the leisure centre but as yet no detailed designs had been considered.

Initial designs were submitted and the SCOB and Campus and Operations Team considered these and made comments. Revised designs were then submitted and three options and two variations were produced.

### Site Options

The Area Board was informed of three site options that had been considered by the SCOB. Site plans are attached as appendices to these minutes.

### Option 1(B)

Issues relating to this site were:

- Reduced disruption to the community centre during construction
- Accessible parking in front of the facility but split parking provision with extra provided at the rear that could be more inaccessible
- External play areas are not directly accessible from the new campus facility
- Potential disruption to school access point, which could contribute additional issues during construction and once complete
- New part of the building not as visible as other options
- Major utility services to the site would need to be relocated

### Option 2(A)

Issues relating to this site were:

- Significant disruption to community centre during construction – the building would need to be demolished prior to construction
- New part of the campus visible
- Parking facilities at the rear of the campus
- The SCOB did not ask for a reiteration of the plan showing a single entrance as it was felt that the disruption to the community centre was too great and the site option did not therefore meet the initial design principles

### Option 3(B)

Issues relating to this site were:

- Reduced disruption to the community centre during construction
- New part of the building would be visible
- More accessible parking in front of the facility than other options and parking at the rear does not impact on other facilities (play areas) as much
- No disruption to school access point
- External play facilities directly accessible from the campus
- Ground levels could be challenging so appropriate access required

Having discussed the possible sites in details the SCOB believed that option 3(B) was the most suitable.

#### Recommendations to the Area Board

The SCOB made the following recommendations to the Area Board:

- (1) That the Corsham Area Board supports the Shadow Community Operations Board's proposal that campus option 3(B) is the preferred option.
- (2) That the Corsham Area Board recommends Wiltshire Council's Cabinet to approve the development of campus option 3(B).
- (3) That the Corsham Area Board requests officers to continue to work with the Shadow Community Operations Board to develop and implement detailed designs for the campus.

#### Questions and Comments

The Chairman then asked for any questions or comments relating to the presentation and proposals. The following issues were raised:

- There was some concern about only having one entrance as this could lead to health and safety problems with a number of different users.  
*It was explained that one central reception area would be provided for all those organisations using the building but that there could be more exit areas for the different users of the various facilities. This would be taken into consideration at the detailed design stage.*
- A comment was made that the first floor area did not seem to be used to full capacity.  
*It was explained that in the future this area could be expanded if necessary. This would be taken into consideration at the detailed design stage.*
- Was there a possibility that vehicular access could also be available by using Valley Road so that not all traffic was directed down Beechfield Road?  
*This could be an option which the SCOB would take into account.*

- What was the timescale for the project?  
*It was hoped that the project would be completed in early 2014, but this is considered an indicative timeframe until a detailed project plan has been developed.*
- The plan seemed to mean that the path alongside the building was less open than it is at the moment. Would this lead to anti-social behaviour and graffiti?  
*It was hoped that the plans for the building would include windows looking onto the path which would lead to a light and overlooked area. The building would also be used for large parts of the day so people would be around until quite late in the evening.*
- What would happen to the existing community centre?  
*The SCOB had three roles, this process, the development process and the management of the site in the future. Design principles would be set up and these would be shared widely with the community.*
- Would there be full disabled access including a lift to the first floor?  
*Yes, the building would be fully accessible.*
- It would be helpful for parents if the play areas for both younger and older children were visible to them so that they could supervise children of different ages at the same time if necessary.  
*The SCOB would consider this when looking at the detailed designs.*
- If the campus goes ahead will all community centres in the area be closed?  
*There is no intention to do this but the SCOB recognised people's concerns and would keep the other community centres informed of any decisions.*
- Would the sustainability of option 3(B) be taken into account?  
*Yes, this was one of the strategic principles agreed by the SCOB.*
- There was some concern about the communication process around the campus project.  
*Officers agreed to update the information on the website as soon as possible. Minutes of the SCOB meetings would be brought to the full Area Board meetings on a regular basis. The presentation given at the meeting would also be loaded to the website.*
- What were the future plans for parking at the campus site?  
*The SCOB wished to provide an equivalent replacement of the existing facility which was free of charge and this is what they would be proposing.*

- There was still some concern about the relocation of the library from the town centre. This facility brought people into the town.  
*It was explained that the SCOB had not had a choice about where the library would be located as Wiltshire Council had always suggested that the library to be located in the campus building. This formed part of the proposal and was consulted on. The current proposal is based upon the outcome of these consultations.*

- Would transport be provided to the campus building?  
*It was hoped that transport would be provided.*

- A question was asked about the future of the Mansion House building and the Chairman made the following statement:  
*Since the last Area Board meeting, further interest in the Mansion House and Library site has been received. A report will be considered by the Council's Cabinet (Capital Assets) Committee on 14 September, proposing an open market sale of the property, to enable third parties to express their interest and submit a bid should they wish. Details of the proposed process will be contained in the report considered by the Committee at the meeting, which will be publicly available prior to the date of the meeting.*

This report is available using the following link

[http://moderngov.wiltshire.council/ieListDocuments.aspx?Mid=5946&x=1  
&](http://moderngov.wiltshire.council/ieListDocuments.aspx?Mid=5946&x=1&)

#### Area Board Decision

The Area Board then considered the recommendations put forward by the SCOB.

#### Decision

- (1) To support the Shadow Community Operations Board proposal that campus option 3(B) is the preferred option.**
- (2) To recommend Cabinet to approve the development of campus option 3(B).**
- (3) To request officers to continue to work with the Shadow Community Operations Board to develop and implement detailed designs for the campus.**

#### Appendices - Site Plans

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# SITE OPTION 1 (B) - NEW BUILDING TO REAR OF LEISURE



Ground Floor Plan



First Floor Plan



3D View from North



3D View from East

# SITE OPTION 2 (A) - NEW BUILDING TO FRONT OF LEISURE CENTRE



Ground Floor Plan



First Floor Plan



3D View from North



3D View from East



# SITE OPTION 3 (B) - NEW BUILDING TO NORTH WEST



Ground Floor Plan



First Floor Plan



3D View from North



3D View from East

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