



Draft

Pavilion Committee Meeting

19/08/2025

Present: Cllr Stewart, Cllr Walrond, Cllr Cox, Cllr Gibbard, Cllr Coumbe,

Clerk: Anne Towill

Apologies: Cllr Kenny.

Member of the Public: Twelve

1. *Opening of the Meeting*

The meeting was opened by Cllr Walrond at 19:02 and the councillors and Clerk introduced themselves.

2. *Timescales*

Cllr Stewart explained the timescales for the work that has been undertaken, and that it is hoped that a public consultation will take place in October once the plans have been fine tuned.

3. *General Update*

Cllr Stewart explained the history of the project with the community asking at both the s.106 consultation and the Neighbourhood Plan consultation having members of the public requesting a pavilion and community kitchen/café. The Clerk explained the s.106 funding. Cllr Stewart explained the consultation that has happened within the community at events. Residents close to the car park asked that any building not situated near the edge of the park to reduce noise disturbance etc. Additionally, there is drainage under the originally proposed area which would make it significantly more expensive to build in that location. Therefore, the decision was taken to reposition the proposed building near to the playpark and the tennis courts where it would cause minimal disturbance. Ideas were also suggested about what the public want to use the space for. That feedback was taken to the council who agreed to instruct a Quantity Surveyor to price up the proposals. There have been four options explored and a lot of fine tuning on them to reduce costs, improve the usability etc. The council have recently requested that a formal topographical survey be conducted to ensure that any proposal can be sited in the location suggested. The pre-application with South Hams District Council has been postponed until after the community consultation to ensure that any further feedback be incorporated into the plan. Additionally, local contractors are going to be contacted to see if they can find any possible savings in the costs. Grants can't be applied for until planning approval is granted but they will be applied for to reduce the cost as much as possible if the project goes ahead.

4. *Costings*

So far, £2700 of the £10,000 allocated for the project design part of the project has been spent on items such as Quantity Surveyors. Cllr Cox explained that the requested general maintenance costs of the recreation ground aren't easy to explain as they can't be easily separated. However, there is a Wembury Recreation Ground meeting on the 21st of September which anyone is welcome to attend and where this can be discussed further.

Cllr Stewart explained that other options were priced up but the one that has been established as the best option in terms of location and price was option 4. The estimated cost of the build for option 4, including an allowance for unseen expenses, is £350,000. If no grants were obtained for the project, then that would mean a yearly average increase of £21.19 per annum on each house's council tax. As many grants possible would be applied for to bring the cost down as much as possible.

There is an option to include the cost of resurfacing and re-fencing the tennis courts and resurfacing the MUGA at the same time, and the approximate estimated total for those is an additional £90-£120,000.

Income from any café rental could be used to pay off the loan earlier and also be ringfenced for maintenance of the building to reduce or completely pay for any ongoing costs.

5. *Question and Answer Section from Members of the Public (MOP)*

- i. A MOP asked if ongoing costs for maintenance had been considered.
Response: They haven't yet been costed until the design is finalised, but any rental from the proposed café could be ringfenced to cover them.
- ii. A MOP explained that he had an interest in running a café in the building as a CIC (community interest company) with various benefits for locals, lots of ideas for how it could benefit the community and he would be keen to work with the other businesses in the area if he was successful.
- iii. A MOP asked about the feedback that had been mentioned as he wasn't aware of any consultations.
Response: The original s.106 consultation, the Neighbourhood Plan consultation and the community consultations were explained, and the Clerk said she is happy to provide the data to anyone who requests it. She will get the data that she has on the website as soon as she is able to, so people can see the responses that led to the decision to proceed with the project.
- iv. A MOP asked why it couldn't just be toilets.
Response: it hasn't been ruled out, but running costs such as cleaning, and opening and shutting them, as well as vandalism costs would have to be covered, and there would be no income. Pay per use or timed toilets tend to have more vandalism, are very expensive to repair and any income is minimal compared to the cost of the maintenance etc. This is based on the experience of Clerks in other areas.
Toilets managed by a café would be subject to more oversight and more CCTV which would reduce vandalism, as they would be integral to

the building. A cafe would also be responsible for cleaning and opening them. In addition, changing facilities and a community kitchen/café attracts funding from other sources for other facilities in the park.

- v. A MOP expressed support for the idea of a café and said that the elderly in her street support the idea too as it would allow them to feel less isolated.
- vi. A MOP expressed concern about the impact on the beach café and the shop.

Response: The Parish Council has already, and will continue to engage with, other businesses in the area that might be concerned about the proposal.

The beach café is not accessible for many members of the community due to the steps and slopes, as well as not being open all year round. The expectation is that any recreation ground community kitchen/café would provide a different experience and items to the shop to avoid any clash, the terms of which could be built in to any tenancy agreement. Additionally, as well as the community kitchen/café promoting other businesses in the area, there may be scope for the shop to do things such as providing a freezer for ice cream that they would receive the takings for.

There was further discussion from members of the public around cafes etc in nearby villages and how any tenant for the café could work with the shop to benefit the shop.

- vii. A MOP asked about whether any Public Works Loan would have consultation with the community before it was taken out.
Response: Yes, the council would consult with the community on both the public works loan and the plans, when they were at the stage where all the costings and business plan were finalised and the amount of public works loan was confirmed. This would be done via online measures, the written press, posters and in person consultations.
- viii. A MOP said that he thought a café would be a valuable asset and asked if income could also be obtained from football teams etc using the park.

Response: yes, there are currently two football clubs who are interested in using the recreation ground for training and matches, with the understanding that they would establish and maintain any pitch etc. Any charge for them using the grounds is yet to be established. If the pavilion was built with a team already using the grounds, then the terms of their use could be amended to include the use of the pavilion, which would mean that any charge would likely be increased.

- ix. A MOP asked why the village hall couldn't be improved with the money as it is already in place and isn't far from the park.

Response: the village hall is not owned by the council but by a charity with trustees and therefore council money cannot be spent on it other than to give grants.

- x. A MOP felt that there was no need for changing rooms as people use the recreation ground for sport currently and don't have changing rooms to use.
Response: The council hope that the inclusion of changing rooms will allow other groups of the community to use the recreation ground who would need or appreciate changing rooms.
- xi. A MOP said that they appreciate the concept of the pavilion and café and look forward to seeing how it will develop. Being in the park would appeal to them as they wouldn't use a facility outside of the park for hot drinks etc.
- xii. A MOP said that the accessibility of the site and the focus on reducing isolation were really important to them and how they would see it working. Not everyone wants to go to organised groups due to feeling that there is a stigma attached, but would go for a walk around the recreation ground and then stop in for a drink etc. In addition, they felt that the concern expressed about other people coming to the village to go to a café was unfounded, as it is a normal and healthy social experience to visit cafes etc in other areas.
- xiii. A MOP described the experience of his mother-in-law, who chooses to spend her limited money on a hot drink and piece of cake in a small café because it helps her feel less alone.
- xiv. A MOP was concerned about the quality of the build and is also concerned that it would be a magnet for anti-social behaviour.
Response: Security shutters are integrated in to the building plan and CCTV will be in place, which should help reduce anti-social behaviour. Staffing during a café's opening hours will also reduce the chances of anti-social behaviour. In addition, a café area might be used by someone like a roaming youth worker team, to engage with local young people in the evenings, and so hopefully reduce anti-social behaviour in the area as a whole.
A structural surveyor will ensure that it is designed to withstand the use etc. The councillors who have been working on the design are also architects and so are very knowledgeable about how a building needs to be designed.
- xv. A MOP expressed concerns that other cafes in the neighbouring areas don't appear to be doing so well and wants to know if there is a business plan.
Response: Until the plans are completed it is not possible to create a business plan as has not been clear how many covers the business would have. Once the design has been finalised, then a business plan will be drawn up using the expertise of business owners. There have already been two interested parties in the idea of a café who believe it would be a good site.
- xvi. A MOP agrees that the idea of reducing isolation is important and asked if things such as dementia friendly aspects have been considered.

Response: Yes, a number of design elements to assist those with disabilities has been talked about to be included and dementia friendly design elements will be part of that, as well as measures for those with visual impairments etc. The plans have been drawn up to include a Changing Spaces room which will allow adults with disabilities to have sanitary items changed on a purpose-built piece of equipment. Something that is sorely lacking in the area.

- xvii. A MOP was concerned that the car park will not have capacity for the number of cars using it around school pick up and drop off time. They asked if additional parking spaces had been considered by the council. Response: Additional parking has not currently been considered by the committee, as the car park is already larger than it was planned. This is because the pavilion was initially meant to go over the extended part of the car park. Any extension to the car park would involve a significant cost.

- xviii. A MOP asked if the public could see the detailed plans. Response: Yes, detailed plans will be released when they are ready and the community have already been shown the basic plans. Detailed plans will be available for the whole community to see and comment on them. Current plans were available in the meeting and will also be at subsequent meetings.

- xix. A MOP asked about the trim trail equipment and why that had not happened yet. Response: The trim trail equipment was paused when the current Clerk started, as there was a lot of other issues needing attention at the time. The equipment would have to be paid for by grants, as the money allocated to it from the s.106 money was only enough for the trim trail path. When there is capacity to revisit it, then it will be looked at again.

- xx. A MOP asked that the expected costs are made clear to the public. Response: The costs and how that will impact the council tax bill will be widely publicised and open for inspection.

6. *Close of Meeting*

The meeting was closed at 20:23



Clerk to Wembury Parish Council