

Meeting New Bradwell Sports Association re Stantonbury Neighbourhood Plan 1st November 2017

Present: Lisa Emmanuel, Cllr David Wright, Cllr Peter Kirkham, NBSPA Committee Member, Chair of Cricket Club, Secretary, Treasurer & Chair of the Sports Association.

Introductions

All parties introduced themselves and BC gave background history of the association as follows:

- The site is leased from MKC – the Sports Association have responsibility for the whole site except the car park.
- NBSA have been working with (MKC Community services) and (Lawn Tennis Association) over plans to refurbish the tennis courts
- Issues with the site go back to 2004:

Parking

On match days cars overflow into the surrounding roads. Cars in the past have parked on the pitches having accessed via the rear access road to the adjacent houses. There have also been cars dumped and burnt out. Originally the access road was fenced, but MKC Highways removed the fence, creating access. The problem has now been addressed by placing large logs across the boundary.

In 2004 the Association applied to convert the court area to a car park. A petition was raised against it. The application was refused partly due to the petition, but also on access grounds, due to the fact that the main access road is not wide enough, being only a single width road.

The end house, adjacent to the access road has erected a fence which is believed to have encroached on the sports ground land – MKC had looked into this.

Subsequently delivery lorries also have problems accessing the site due to the pitch point of the fence on one side and hedge on other.

Proposals for tennis courts

The proposals include introducing one tennis court along with either a Multi-Use-Games-Area (MUGA) or disabled parking.

LE asked whether the concerns for access could jeopardise the proposed disabled parking.

BC explained the current lease does not include the tennis court, car park or play area, but that they were working with MKC to support the proposals.

Lease arrangement

Discussion followed on the lease. MKC is still the landowner of the whole site. The current lease ended in 2017, however they are being offered a continuation of the lease for a further 20 years.

CB wishes to change the details of the lease, at the same time increasing it to 25-30 years. The intention would be to include the whole site, except the children's play area.

The Sports Association support this in principle but are concerned as to what the cost would be. They currently pay £1,900 per annum.

There are currently restrictions in the lease which mean that the pitches can only be hired by clubs affiliated to NBSA – and of the same name. The football club has folded but they are unable to gain income from hiring the pitches to other clubs. At the moment they have an arrangement with MK Dons Under 17's who train there, free of charge in return for them maintaining the pitches.

NBSA wish to extend the car park up to the changing rooms – which they own and installed. The extension was proposed from grass-crete, which CB had ok'd.

LE suggested the Neighbourhood Plan policy could add support for an extension to the car park.

PK suggested that NBSA write to SPC with a list of issues which need resolving to address the lease. A meeting could then be arranged between NBSA, SPC and MKC.

Site/Maintenance issues

The land adjacent to the access road has a large hedge which is not currently maintained and is encroaching onto the site. The hedge is now at a height which means it cannot easily be pruned.

The tennis courts are surrounded by large cypress trees which are also overgrown. This area has not been maintained for a number of years and is in a bad state of deterioration. If the courts are refurbished they would all be removed.

There are light columns in the car park in the vicinity of the tennis courts. The one nearest the courts does not work. This has been reported for years but has not been addressed.

Windmill

NBSA confirmed that they do currently share facilities when the windmill hold open days etc. There is a footpath which links to the site, however this could be improved.

Those present agreed with the principles of the proposed Plan Policy and would support better links with the windmill.

Football and cricket

Cricket is going well, however football has dwindled to the point the club has folded due to lack of funds.

They were demoted from the South Midlands League. Pitch improvements are required by the league which includes installation of a 6' permanent fence to

separate the ground from the adjacent houses. In addition the white rail fence around the pitch needs replacing with one which is 1.2m in height.

Support for the fence could also be proposed in the Plan.