

# Ashton Keynes Parish Council

## Minutes of CIL Working Group

**Date:** 9<sup>th</sup> March 2026

**Time:** 8pm

**Location:** Bradstone Sports Pavilion

**Chair:** Tim Romback

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### 1. Attendees and Apologies

#### Attendees

Cllrs: Tim Romback, Michelle Jeffery, Malcolm Carter, Andy Ellis, Cath McMurty, Natasha Inzani.

Parishioners: Johanna Tipping, Daphne Neale, Jayne Hughes, Jo Jones, Graham Carter, Liz Nichols, Nick Bentley, Alan Fuller, Katy Grieves

#### Apologies

Cllr Martin Young, Emmaliese Baldwin, Bec Buckle,

### 2. Declarations of Interest

To receive any declarations of disclosable pecuniary or other interests relating to items on this agenda.

*None*

### 3. Purpose of the Working Group – Background and Scope

*The group discussed the importance of making sure that we invest the CIL monies in the best way to ensure that any facility improvements or other expenditure is really needed and used.*

*It was explained that the original members of this CIL Working Group were appointed by the Parish Council in November 2023. This group's work then led to them recommending to the Parish Council last November that:*

- *The majority of CIL monies be invested in revitalising Bradstone; AND*
- *£10ks invested in other village ideas, no doubt including the Village Hall & High Road facilities but also investment in footpaths and cyclepaths came up as being important.*

*Following these recommendations, the Parish Council has now tasked this group with developing how we would invest the monies in Bradstone, so that we can ask an*

architect to cost it. However, before we can cost it, we need to understand from the village how they might use an improved site/building at Bradstone.

The potential Bradstone costs, together with the costs for the other ideas, can then form part of an overall recommendation back to the Parish Council, for them to vote on.

It was emphasised that the Parish Council has not committed to any of the CIL Working Group's recommendations, as it needs further information on costs in particular, before proceeding. There may well be the need for fundraising and grants in addition.

It was raised by several attendees that they had not been aware of the original public consultation preceding the CIL recommendations & it was acknowledged that there had been less public engagement than had been hoped for.

*It was agreed that this CIL Working Group needs to ensure greater distribution of updates, greater transparency and better capture the wider village's voices going forwards – the village needs a comprehensive update and consultation process. Consequently, there was agreement in recommending to the Parish Council that a village wide survey and consultation re Bradstone ideas was needed to check that the village would really use the updated facility. It was also agreed to recommend that the survey/consultation include questions about other CIL investment options to capture this information.*

#### **4. CIL Overview**

We agreed that we need to double check the CIL amount – **TR/KG to check & confirm**

#### **5. Workflow, Structure & Timelines**

The existing CIL Working Group Terms of Reference were tabled to make the new members aware that this is the framework we are working within. The organisational chart was tabled and explained to ensure that the members were clear that the Parish Council sign off was required for any decisions, commitments or expenditure.

The proposed draft "Bradstone Addendum" was tabled for discussion, with the explanation that although there was sufficient scope within the current Terms of Reference, it was still helpful to explicitly reference the scope of this group to explore the Bradstone idea.

The increased size of the CIL Working Group was discussed & it was noted that this larger group could hopefully act as a "steering group" bringing together members from many village clubs and facilities and representing different age groups to ensure we keep this CIL Working Group headed in the right direction. Members will then be invited

*to join smaller focus groups to progress particular areas and feed back at the next meeting.*

## **6. Wider CIL Consultation - Bradstone & other ideas**

### **Bradstone**

*Information had been gathered to suggest that a new building cost for Bradstone (200m<sup>2</sup>) would be around £600k and a refurbishment around £300k. It was agreed that we should therefore set village expectations of a refurbishment rather than a new build.*

*It was discussed that as the Parish Council will have to replace the roof anyway (further to the structural survey), it would seem a shame to invest these monies without also improving the usage of the building. The unfulfilled potential of the Bradstone building & site was also discussed.*

*It was discussed – why did Bradstone used to be used more widely for events, perhaps because it now seems too dated?*

*It was discussed whether we might still want to hire out Bradstone for corporate events or weddings to help cover costs & the need to balance this with enabling public access and avoiding conflict with hiring options at the Village Hall.*

*It was discussed how other villages have achieved the right mix of facilities and whether we could learn lessons from them. Equally other sports hubs. **Graham Carter was kindly going to ask further in respect of Minety sports club. Jo Jones & Jayne Hughes were kindly going to visit Moredon sport hub. Was someone going to visit Wroughton pump track? TBC***

### **Café at Bradstone**

*There was some real enthusiasm but also some scepticism around whether the villagers would really use a café & it was agreed that we really need the village wide survey to capture this.*

*It was discussed that outsourcing the café provision would be preferable to hiring people directly or using volunteers.*

*It was discussed how a basic income from a catering company might cover the running costs of the building & that a catering provider might open & close the car park on a daily basis too.*

*It was discussed that consistent opening hours are important. Part time opening hours is an option eg closed Mondays/Tuesdays etc.*

*It was raised that there have already been enquiries (unrelated to this project) from catering companies to run a café from Bradstone.*

*It was raised that a serving hatch out of the window would be really helpful to avoid muddy boots inside.*

*The possibility of having visiting catering vans (eg fish and chips) was also mentioned.*

*A focus group would explore this area further.*

#### *Youth at Bradstone*

*It was discussed how Bradstone revived might meet the needs for our village youth. It was discussed whether this venue with its outside space might succeed where previous efforts for youth activities had struggled. People felt strongly that the safeguarding and H&S aspects of any facility encouraging youth attendance, especially if there may not be parents present, needs further consideration. It was discussed whether holiday camps such as Ican sports could be held at Bradstone. It was discussed whether Duke of Edinburgh connections could be made.*

#### *Younger children at Bradstone*

*KG asked to update survey to include 0-4 years and 5-9 years brackets (to be completed by guardian) & add clarity that fill out survey in respect of each person in household separately.*

*KG asked to add question to survey around a fenced/contained area immediately outside the Clubhouse for safety of the youngest children.*

*It was also discussed whether the lack of secure perimeter at the Bradstone site created any issues, to be considered further.*

#### *Pickle/padel on the MUGA*

*It was discussed how it is important to understand the wider Bradstone site usage in order to understand how the Bradstone Clubhouse might be used going forwards. Improving the usage of the MUGA was discussed.*

*The potential for padel/pickle on the MUGA was discussed and there was enthusiasm for these additional facilities, no upfront costs to install, as well as income if outsourced. It was discussed how this would only be an option if we proceeded with Bradstone improvements as the provider would need there to be a Clubhouse/toilets/parking. The group would like to know more about the terms on offer from the provider as well as a better understanding of potential planning issues such as whether noise and light might create planning issues for people or wildlife. It was discussed that we need to understand how parking, toilets, paths/lighting might work, especially if padel was launched before Bradstone was renovated.*

### Other sports to be included at Bradstone

None of the ideas proposed in the agenda were rebutted and should be included in the survey (eg darts, pool table, table tennis, board games etc).

There was enthusiasm for adding pétanque as a survey option – there used to be pétanque at Bradstone and it was popular. It is popular at Cricklade leisure centre.

There was enthusiasm for exploring a “pump track” (a path with bumps to add interest) which could be on the wider Bradstone site as well as a cycle path around the edge of the Bradstone area (could Millennium Green be included too?) – **KG to add to survey (needs discussion with Millennium Green first if on their land)**

### Other CIL ideas

It was agreed to include options for feedback in the village survey on other areas for investment. It was agreed that the villagers would need more details on what CIL monies can be invested in.

Other ideas raised for investment which could be included in the village wide survey were:

- High Road building facilities
- High Road play equipment
- Eastfield play equipment
- Improve village/connecting paths/trails (edging & gravel)
- Improve/add cycle paths to improve connectivity to the village
- Car parking – at Village Hall and at High Road
- Buying Lake 82 if indeed it is for sale? Or another lake if that becomes available
- Village Hall PA system (dates back to 1990)
- Extend Village Shop into the Village Hall to incorporate the stage area.

Separately, it was noted that we should make contact with Cullimore who had indicated a wish to be more involved in the village & it's Cullimore's 100<sup>th</sup> year next year.

### **13. Next steps**

The next Parish Council meeting is Thursday 12<sup>th</sup> March and Tim will update them on this meeting.

The following focus groups were established:

- a. Village consultation focus group – this group will update the survey (and covering letter), including a summary update to be shared with their clubs/groups/contacts to spread the word. This group will organise and effect the letter drop and the two village consultations. It was agreed that print outs of

*the survey would be made available and could be returned to the village shop. Consider paper copies to school? It was agreed that this group may call on the wider group to help with the letter drop.*

*NOTE: The final version of the survey & update needs Parish Council approval.*

*Members: Michelle Jeffery, Katy Grieves, Jayne Hughes, Daphne Neale, Cath McMurty – to report back*

*b. Padel/pickle focus group – this group will gather more information on the terms which might be available for padel/pickle and start to explore whether there are any deal breakers eg noise/light, toilets, parking, access lighting etc. Considerations of usage if uncovered (ask Elkstone?). To report back at the next CIL Working Group meeting.*

*Members: Katy Grieves, Nick Bentley, Alan Fuller, Andy Ellis – to report back*

*c. Catering focus group – this group will explore if there might be local interest in running a café at Bradstone. Gather details from Andy Ellis of enquiries received to date. What facilities such a provider would need, what rent/terms might they offer, what opening hours might they manage, discuss their views on padel/pickle etc.*

*Members: Katy Grieves, Johanna Tipping, Natasha Inzani – to report back*

*Katy Grieves will also look further into which consents might be needed from Fields in Trust & the process for seeking any such consents – KG to report back*

*It was agreed that we will wait until a later date to form a “grants” focus group when we have more information. Alan Fuller may have an update on this for our next meeting.*

**NEXT MEETING – we will send a poll to see which date works best**

Note: Rich Knight (invited to this meeting), Chair of AKYFC, wishes for a separate meeting re Ashton Keynes broader football needs and this is being progressed simultaneously with **Tim Romback & Andy Ellis who will feedback to this group.**