Pavilion Working Group Written Report to Preston Parish Council
22 October 2026

The PWG has held 13 meetings.

At its last meeting, the PWG noted the feedback from the Parish Council following the provision of a detailed report which included everything the PWG had done so far in this project and summaries of the pre-planning and VAT advice received from professionals.

Some of the feedback was comments or statements expressing views requiring nothing further but some were questions. The PWG can now respond to these questions.

Question: One Councillor mentioned concern that there would be enough space next to the nets and the building, especially when you take into consideration possible disabled parking. Is there scope to extend or build backwards?
Answer: The distance between the nets and the building was measured by the architect on his site visit. There is enough space for the equipment, eg rollers and mowers, to be brought out of the shed. Extending or building backwards would be difficult because of the trees and their roots. Being in the conservation area means that there are restrictions on work which can be undertaken on trees.

Question: There is an accessible toilet on the extension option but not on the new build. Will this be provided in both options?
Answer: Accessible toilets will be provided in whatever option is taken forward.

Question: One Councillor queried whether all the toilets on the same side of the building, as in the extension, was better than separately as in the new build.
Answer: The PWG will discuss this with the architect.

Note: There will be a community consultation when a recommendation can be made on which option to take forward and will be held before a planning application is submitted.

The PPC is requested to:

a) NOTE the contents of this update.

b) Consider the following points when making a decision on these resolutions:
   - There would be a reduction in the amount of 4800cm wide track matt which would be required for access for construction traffic.
   - Damage to the pitch would be reduced.
   - A new access would enable the pavilion to be used more widely in the winter months by the community, making it a more viable proposition than at present when the pavilion is only used for 5 months of the year.

c) **Resolution 1:** To obtain pre-planning advice regarding the potential for relocation/change of access to the Pavilion and Recreation Ground.

Given the potential scale of investment, with costs now understood and estimated at circa £1 million, the Working Group believes that all reasonable options should be explored at this stage to ensure the investment delivers the greatest possible long-term operational, community and financial benefit and represents value for money.

Obtaining pre-planning advice would provide the information needed to assess the option properly and enable the Working Group to make a robust and informed recommendation to the Council, and ultimately to the wider community.

d) **Resolution 2:** If the outcome of resolution 1 is positive, to consider and accept a quote to obtain pre-application advice from Highways, using section 106 funding which is ring fenced for the pavilion. Preston Cricket Club will contribute to the costs on a 50:50 basis. The cost will be in the region of £4000.00, subject to the final costs of surveys, data collection and meetings. Hertfordshire County Council will not charge for providing their advice as this will be an application from the Parish Council and is classed as a public sector non-profit making proposal.