

**Minutes of the Mampitts Advisory Committee (MAC)**  
**on Tuesday 13<sup>th</sup> April 2026 at 5pm**

**Members Summoned and Present:** Cllr Williams (Chair), Ann Glennon (Vice-Chair), Cllr Salkeld, Paul Glennon, Malak Hamoud (arrived at 5.04pm) and Ann Taylor

**Absent:** Cllrs Brown, Daultrey and Smith

**Officers Present:** Billy Maddock (Interim Town Clerk)

**In attendance:** Press (1), Members of the public (3), Robin McGowan (Project Manager), Chris Askew and Fin Orme (Architects, attended online), Leon Bryant (Greenhalgh Landscape Architect, attended online)

Before the public participation the Chair of the Committee read out the following statement.

- It is at the discretion of the chair how and whether questions are responded to. It is not deputy mayor's question time at House of Commons and it is not a press conference. And if you harangue, interrupt or are abusive, I will use my discretion accordingly.
- I open public session by reminding attendees they have a max of three minutes to speak, including addressing the committee, providing any specialist input into relevant agenda items, and asking any questions that are a. relevant to the project and b. have not been previously addressed.
- I will take all public contributions in a block, and we will attempt to provide responses either:
  - Before commencement of the meeting
  - In the meeting itself, as it is covered by an agenda item
  - In writing after the meeting, because information is not readily available.

Stating our intention which is as the above, in response to the question, if not answered immediately:

- I may also take an adjournment / defer the start of the meeting to provide responses, if a couple of minutes is all that is required.
- Reiterate that questions shouted from the public gallery outside individuals allotted three minutes will not be heard.
- At the discretion of the chair, and by exception, members of the public with speciality in a given topic may be invited to make a contribution on a technical matter.
- I will attempt to speak more clearly, but I will not raise my voice to a level shouting over others.

**Public Participation**

- Cllr Yeo, attending this meeting as a local resident and member of the public, spoke about members of the committee abusing him. At the last meeting children voted to go into confidential session. He reiterated the whole scheme is improper, residents do not want it and there is no sufficient funding. Building a project over the village green. The residents launched a different scheme which was well thought out.

The meeting commenced at 5.07pm.

**MAC62 Apologies**

Officer report 0426MAC1 was received and it was **RESOLVED** to accept apologies from Cllr Daultrey.

Proposed by Paul Glennon		
Seconded by Cllr Salkeld		
In Favour	6	Cllr Williams, Ann Glennon, Paul Glennon, Malak Hamoud, Cllr Salkeld and Ann Taylor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

### MAC63 Declarations of Interest

Officer report 0426MAC2 was received. It was **NOTED** that members should declare any interests if they arise.

### MAC64 To approve the minutes of the last meeting on 24<sup>th</sup> February 2026

Officer report 0426MAC3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 24<sup>th</sup> February 2026. They were duly signed.

Proposed by Ann Glennon		
Seconded by Cllr Williams		
In Favour	5	Cllr Williams, Ann Glennon, Paul Glennon, Malak Hamoud and Cllr Salkeld
Against	0	
Abstentions	1	Ann Taylor
<b>MOTION CARRIED</b>		

### MAC65 To receive and note an update from the Landscape Architect

Leon spoke about the [landscape scheme](#) and how it was developed. Focus of work has been to discharge the planning conditions.

Playable structures – two elements positioned in the open space. Amenity grassland in the centre and biodiversity around with a path. Mentioned the willow structure and stacked logs – informal and less maintenance, no ROSPA inspections. Lower key and fitting with the type of scheme. The plan provides specifications for paving and planting, tree species and sizes.

He spoke about [three planning conditions](#), as per the details below.

Condition 11 – soft landscaping and planting scheme, providing quantified planting details

Condition 10 – Landscape Management Plan, enforceable document giving the local authority assurance that what was implemented will continue to be maintained and managed in perpetuity.

Condition 4 – Delivery of Biodiversity Net Gain, pre-occupation condition before HUB can operate key components need to be delivered on site.

Elements that could be altered are specification of furniture, shelter (social space) and interpretive/art feature. A shelter as per planning conditions must be delivered however there is flexibility.

A query was raised in relation to the trees at back of houses as the canopy spread and root distribution needs to be considered. The proposed trees are not forest scale species and are intended to not be a nuisance to residents. Need to be mindful to not encroach on people's fences or garages. Greenhalgh confirmed that trees close to people's back garden and around the peripheral are Hawthorn, suitable for this environment.

Pines and Aspen in the remaining area, suitable for poor site conditions, with Hazel and native Cherry and Birch on Village Green area. Wildflowers and mix of grassland throughout.

Furniture and Play structures – comments from the committee

Likes open space and not too many structures, more natural looking.

Likes idea of willow structure, not keen on balance logs

Queried why there are metal and wooden benches, STC could look into same benches as in St James and on Castle Hill

A space for children to play football should be retained

Comments from the public:

Gazebo should not be behind the pavilion; it should be on the village green like in the residents' scheme. Why is there a fence going across? There is not enough open space for an Air Ambulance to land. Committee should look at residents' scheme to see a good scheme.

Wildlife corridor is in breach and why are we not looking at SUDS corridor?

The space at the back should be as big as possible.

Summary from the Chair:

Need to understand the reason of the proposed. The committee will look into the requirement for the fence.

Look into additional shelter space if awning on the HUB is not sufficient.

It was confirmed the SUDS corridor is not part of the development.

Play Structures – not to encroach on the space. Committee is keen on living willow structure, but possibly in a different space. Not part of the BNG and can be decided on later.

Interpretive/art feature can be thought about at a later stage. This could be smaller pieces throughout the area.

Members **NOTED** the information presented at the meeting.

## **MAC66 To receive and note an update from the Architect**

Members **NOTED** the verbal update and information presented at the meeting.

Fin confirmed that the S73 application has been approved.

Planning conditions will be submitted next week, allowing for eight weeks determination, which gives sufficient time before starting on site.

A decision from Building Control is awaited this week.

As part of the Biodiversity Net Gain requirement the project must provide a 10% enhancement across the site.

Chris confirmed that the project is out for tender at the moment, it is into its fourth week and quite a few tender queries have been received. The tender submission deadline is 20<sup>th</sup> April.

Once a preferred contractor has been decided a JCT contract will be set up, which is an industry standard contract, primary parties will be the council and contractor.

Chris explained items included in the contract.

Once the contract has started no person can enter the site without the contractor's permission.

Any site visits must be via prior engagement and must have a valid reason.

The Architect's role is to issue instructions, check the work and issue certificates, determine any requests by contractor. They are supported by the Quantity Surveyor.

The Contractor’s role – responsible for delivering the work.  
 Both the Architect and Contractor have Health & Safety obligations under CDM.  
 Structural, M&E and Landscape architects are allowed four to five visits to check work.  
 Anticipated program is nine months, detailed inspection at the end.

Client’s primary responsibility under CDM is that suitable capable people are contracted to work on this project.  
 Contractor should be keeping neighbours informed and managing relationships.

A query was raised in relation to the Biodiversity Net Gain and if the 10% has already been calculated? Fin confirmed that this has been calculated by the Ecologist.  
 It was queried if the tree planting which is only allowed to happen between November and March is scheduled for the period 2026/27 or 2027/28. This window is planned for 2026/27 and has been factored in.

**MAC67 To receive and note an update from the Project Manager**

Members **NOTED** the information in the report and the additional items provided verbally.

- Persimmon updates
  - Land transfer being finalised by Dorset Council with some final snagging items being agreed, including welcome support from Persimmon to help with car park entrance infill and potentially rotavating and providing soil to the rear of the site.
  - Maple Road - STC meeting with Persimmon and DC Highways to discuss site access requirements, preconstruction surveys and future adoption plans.
  - STC mindful of the DC/Persimmon relationship and contractual discussions regarding site transfer.
  - Utility connections to the site are also being discussed.
- Schedule
  - Note current schedule in report and project team working on DC S106 conditions
  - Next MAC meeting move date
  - Project aiming for key decisions on tender at EFC 2/6 meeting.
- Risk changes
  - Note ongoing conflict in Iran creating additional project risk regarding costs.

**MAC68 To note further updates to the Mampitts Hub Operating Plan**

Officer report 0426MAC7 was received and noted.  
 Robin confirmed that the feedback from the last MAC and Full Council have been incorporated in the updated Plan.

It was **RESOLVED** to recommend to Full Council to note the updates to the Mampitts Operating Plan.

Proposed by Cllr Williams		
Seconded by Paul Glennon		
In Favour	6	Cllr Williams, Ann Glennon, Paul Glennon, Malak Hamoud, Cllr Salkeld and Ann Taylor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

**Action: Full Council**

**MAC69 To consider expenditure for consultant support for the next phase of the project**

Officer report 0426MAC8 was received and noted.

It was **RESOLVED** to recommend to Full Council the approval of additional expenditure for support with the Mampitts Hub project of

- (1) an additional £2,000 for the Procurement Consultant
- (2) approving tender support of the Architect at £95/hr and Quantity Surveyor at £107/hr
- (3) approving the continuing support from the Project Manager at £300 per day on 3 days a week
- (4) noting the need for a Construction Project Manager as the project moves into construction.

Proposed by Paul Glennon		
Seconded by Ann Glennon		
In Favour	6	Cllr Williams, Ann Glennon, Paul Glennon, Malak Hamoud, Cllr Salkeld and Ann Taylor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

**Action: Full Council**

There being no further business, the meeting was closed at 6.32pm.

These minutes were adopted on 26<sup>th</sup> May 2026 under minute reference MAC3 as a true record of the decisions taken and are duly signed below by the chair of that meeting.