

STADIUM WORKING GROUP (SWG) SUMMARY OF MEETING MINUTES

Period October 05 to December 06

Meetings are usually held monthly on a Thursday at 7.30pm at Kingsmeadow

Members: Tom Adam (TA)
Mike Dowek (MD)
Eddie Ridgwell (ER)
Callum Watson (CW)
Hugh Scanlon (HS)
Roger Hobkinson (RH)
Daniel Norris (DN)
Erik Samuelson (ES)
Terry Raggett (TR)
Bob Cattaneo (BC)
Richard Cobb (RC)
Nicole Hammond (NH)
Steve Butterick

Action

1 Minutes of last meeting

Minutes of meetings were agreed at the following meeting to which they refer. Note that each section set out in these minutes deals with events as they unfolded from October 2005 to December 2006.

2 Kingsmeadow Stadium Development

a) It was noted that for the two planning permissions for extending the capacity to 6,000 (ref. 99/03437 and 99/03146), RBK had clarified the need for the Traffic Plan to be updated and the issue of "Sustainability" should be addressed. To this end, AFC engaged Planning Application and Traffic Planning expertise to address these issues and with a view to resubmitting the Applications in November 2005. Revised applications were finally submitted to RKB Planning in February 06 and received RBK approval in April 06, subject to a number of conditions set out in the 106 document (Note: A "106 document" sets out the conditions which need to be complied with in order to implement the planning permission).

Clarification on the 106 Conditions was managed by HS and on resolution of outstanding issues, KS signed on behalf of the club in May 06. TA thanked HS for his considerable help in seeing this project through to conclusion. With the 106 for the two Planning permissions schemes in place, the opportunity was taken to update ES (in his new role) on the two schemes, emphasising a decision was needed as to which scheme to adopt. The chosen scheme should not inhibit any growth plans we may have to take the capacity beyond that realised from these schemes and that funding for the chosen scheme should be sought. RH agreed to pursue the funding issue. Furthermore, it was agreed that the chosen scheme with any modifications should be ready for discussion with RBK by October 07. For this to happen, ES reported that the periphery lease was being progressed with RBK. It was noted that NH was in the process of setting up a meeting with ES, TA, TR to assess impact of future capacity growth potential beyond that of the schemes.

RH

NH, ES,
TA, TR

b) Furthermore it was noted that two other Planning Permissions (ref.99/03435 and 99/034336) were in the course of being implemented and no

additional planning work was necessary. These Permissions included a roof on the running track end stand (now known as Tempest end) and an extension on the front roof of the Main Stand. It was noted that Mike Presland (Frank & Lewin Partnership) would oversee the Tempest end stand roof project - this was duly completed. Appreciation was extended to those who made the Tempest Stand a reality. Progress on costing the main stand extension was put on hold pending completion of Tempest Stand, although the acquisition of the engineering drawings for this work continued to remain an area of concern. It was noted that RH now has the key name (Hardev Soorae) at WY&G for him to seek authority to gain access to the calculations/drawings held by RBK Building Control.

RH

ES

c) As the immediate refurbishment work of the Stadium was being overseen by TA and ER as members of the Stadium Management Group (SMG), it was noted that ER had received quotations on the toilets and guttering for the Tempest Stand and was in liaison with ES on both of these matters. Concerning the middle bar, Paul Goode prepared a proposal to create a reasonably high quality sports bar at an estimated cost of £70k. ES conveyed his appreciating of the effort that had gone into this proposal but expressed his considerable doubts that a high quality sports bar was the answer at Kingsmeadow. Meanwhile, it was noted that ER was specifying a "quick win" option for improvement to the bar for ES consideration.

ER

d. HS reported that RBK are in the process of preparing their Local Development Framework (LDF) and, if adopted, this would start in 2008 with 5 year reviews. The LDF section affecting us is known as the Hogsmill/ Kingsmeadow Action Plan and HS recommended that we should be feeding our needs into RBK Information Collation phase. It was agreed that HS should oversee this on behalf of SWG with ES and BC involvement

HS, ES,
BC

4 **London Borough of Merton (LBM)**

Local Development Framework (LDF)

It was noted that the Dons Trust submission to the LDF had been forwarded to and received by LBM and that TA had attended a Workshop organised by the LBM to discuss progress made so far on LDF. At this meeting the possibility of a Sports Stadium on the Greyhound site was discussed and AFC Wimbledon's stadium needs were linked with this site. Furthermore it was noted that LBM were calling for questionnaire responses to their proposals by the end of this month (April). TA confirmed that response to the questionnaire on behalf of the Dons Trust had been submitted and was awaiting a further meeting with LBM to take this forward. TA reported that he understood that LBM were in the process of drawing together the responses to the workshops and questionnaires and intend to publish outcomes later this year. It was noted that LBM had released their latest consultative document called "Spatial Policy Options Consultation" and TA was arranging a meeting with LBM to seek some clarification on the document prior to preparing a Dons Trust Board response. This meeting has been set for 8 January 07 after which the intention being to prepare the Dons Trust Board response for submission to LBM by Monday 15th January.

TA

Morden Park

It was noted that we have been invited to submit our proposals possibly

collectively with three other organisations – Tooting & Mitcham, Mushroom Limited and the Morden Park Playing Fields Trust. The deadline is 5th May with a new Council very likely. It is believed that there will be a Conservative council with the existing Independents strong too.

Our main interest is to have a training ground, bring the land into community use and for AFC Wimbledon to have an active presence.

Merton Council are actively promoting co-operation between those who have been invited to proceed and this seems a sensible measure.

Although at an earlier DT Board meeting authority was given to prepare and submit an independent proposal, cost projections and associated risks that had subsequently emerged clearly pointed to a collective submission, possibly with LBM involvement. As consequence, the DT Board reviewed its position and agreed to a collective submission although not including Mushroom Limited. This submission went to LBM on 5th May and other than an acknowledgement of receipt no other response has been received from LBM. In November, ES reported that he understood that LBM have been considering the Collective proposal and were shortly about to make an announcement. ES to report progress. It was noted that other training facilities in LBM have now been acquired and as consequence there would be a need to reassess the requirement for Morden Park.

ES

5 **Possible Development Funding Sources**

List of potential partners who may consider working with DT was reviewed and it was agreed that RH should update the list from time to time.

RH

6 **Any other Business**

None at this time