

Preston Parish Council
Statement on Pavilion Project
Thursday 5 March 2026

The Parish Council will start this item with the statement I am about to read. This may answer the questions which some of you have but after the statement, we will take comments and questions. This is the only opportunity for members of the public to speak but they are welcome to stay and listen as Parish Councillors discuss the latest written report from the Pavilion Working Group.

First of all, to ensure clarity and understanding, the recreation ground and the pavilion are owned by the Parish Council. Preston Cricket Club rents the ground and the pavilion from the Parish Council for evenings and weekends in the cricket season which is from mid-April to early September. This means that the Parish Council is responsible for the maintenance and management of the pavilion. This has always been the case. It has never been the cricket club's pavilion.

As the pavilion is now 27 years old, some work is required on the electrics, the plumbing and the drainage and a new kitchen is needed to bring it up to current standards and ensure it is fit for purpose and future proofed so that it can be used for many more years.

Some of you will know that at the moment there are 2 changing rooms, communal showers and a very small umpire's room which do not meet the ECB regulations for the league in which Preston Cricket Club's first team plays. There needs to be home and away changing rooms each with 3 separate showers, facing the pitch. There also has to be Ladies and Under18s changing rooms and showers and the umpire must have a shower too. There must be a kitchen and a communal room. These are the minimum requirements.

The Parish Council appointed a Pavilion Working Group to investigate how best to bring the pavilion up to date, incorporating the latest ECB regulations, by considering either an extension or a new build. At the same time, the working group was tasked with finding out if more community use of the pavilion is viable, particularly during the day. If a lot of money is being raised to improve the facilities we need to try to extend their use over and above that of Preston Cricket Club.

The community were asked if they would use a refurbished or new pavilion. It was too early in the process to ask if they supported a new or extended pavilion. That will come later. The outcome of the survey will be used to consider the potential size of a communal room but it will not be used as a measure to assess the viability of the project.

The Pavilion Working Group has Terms of Reference which are currently being modified, before being submitted to the Parish Council for its agreement. The quorum for a Pavilion Working Group meeting is 3, the same as for a Parish Council meeting. The Pavilion Working Group investigates the options for the pavilion and makes recommendations to the Parish Council who take the decisions for the way forward.

Parish Council minutes from the time the present pavilion was built indicate that other groups used the pavilion and the recreation ground for some time after it was built. The Parish Council would like to see greater use of the pavilion again and the cricket club don't want, need or expect exclusive use of it.

The Parish Council has to adhere to the criteria of the covenant imposed when it took ownership of the recreation ground. It is clear that the land has to be forever maintained as a playing field for organised sport for adults and children. The Parish Council interprets that the covenant also applies to the use of any building it has erected on the site so exercise

classes and indoor sports should be prioritised, while not excluding other options for community use. The covenant also states that no intoxicating liquor may be sold on the property. A shop and café don't meet these criteria which is why they weren't included in the Top 10 headlines of the pavilion survey. Also, given the amount of work required, which I've already outlined, it is unlikely that there will be space to include a shop and café.

The Parish Council has been asked why it didn't consider PHC for improved community facilities. Planning consent has already been granted for the development and the Parish Council will have a lease for the tennis courts and nothing else on that site. The cricket pitch and pavilion planned for the site is an arrangement between The Door UK and Preston Cricket Club and has nothing whatsoever to do with the Parish Council.

The cricket club will be installing the pavilion for their use and there are no plans for it to be used for any other purpose. This pavilion is as well as, not instead of, the pavilion on the recreation ground and Temple Dinsley will become Preston Cricket Club's second pitch. Parking on the site will be managed and only available during cricket matches. Alternative access will be via the permissive path from the village at all other times throughout the year.

A shop and café wasn't included in the Temple Dinsley planning application. For one to be considered, a new application would have to be submitted by The Door UK and its new business partner. Doing so is not currently in their plans.

The Parish Council confirmed that this information is correct with Russell Prince at the end of last month.

As I've said already, some major work has to be done in the pavilion and at the present time we haven't got enough information to decide on the best way forward or how much it will cost. However, decisions already made, and recorded in Parish Council minutes, are that a different location and a different access have been ruled out at the investigation stage. This means that an extension or new build will be on the footprint of the present pavilion.

The Parish Council has section 106 funding from the Castlefield and Back Lane developments. Some of this could be used, possibly with matched finding from the cricket club, to obtain professional advice for the initial stages of the project such as preliminary drawings which could subsequently be used to produce detailed plans in preparation for a planning application. Without drawings, it is impossible to get accurate costings and without costings it is impossible to decide on a course of action. However, we must be clear, doing nothing is not an option.

It is anticipated that the building work will be funded by grant applications and fund-raising ventures within the local and wider community. Sources of funding can't be investigated until professional advice and costings have enabled a decision to be made on the way forward.

I should add that the Pavilion Working Group has been advised by professionals that extending the use of the pavilion could possibly generate more funding. That is partly why the survey was undertaken, to investigate the opportunities to maximise its potential use.

This is where we are at the present time with the project. As it moves forward, the public will be informed and consulted as, when and how the Parish Council and the Pavilion Working Group deem it appropriate.

I hope this answers some of your questions.