2026/069

Minutes of the Extra Ordinary Full Council Meeting of Tuxford Town Council to be held The Beeches Community Centre, Birch Court Tuxford at 7.00 pm on Thursday 29 October 2026

PRESENT: Cllrs N Birkett, C Cook, G Copley, G Frost (Chair), I Nicholls, M Pottinger, S Richardson and P Wyman

IN ATTENDANCE: Clerk, Bassetlaw District Council Representatives J Beresford (Head of Growth and Economic Prosperity), R Craighead (Regeneration and Major Projects Manager) and G Wilkinson (Regeneration Officer) and 7 members of the public

FC104 Apologies for Absence: Cllr's J Moorhouse (Holiday) and J Temple (Ill Health)

There were no apologies from District Councillor Emma Griffin, District Councillor Lewis Stanniland and County Councillor Warren Limber.

FC105 Declarations of Interest:

There were no declarations of interest.

FC106 Minutes of the previous meeting held on 08 October 2026 (folio ref 2026/059-065)

RESOLVED: Proposed by Cllr PW, seconded by Cllr MP, all in favour, that the minutes of the 08 October 2026 meeting are an accurate record and were signed by the chair of the meeting. Cllr's CC and IN did not vote as they were not in attendance at this meeting.

Members of the public were given the opportunity to ask questions before the next item was discussed.

FC107 Streetscape Funding – Gilbert Avenue Playing – Proposed Improvements and Decisions Required

Representatives from Bassetlaw District Council presented their report outlining proposed improvements to Gilbert Avenue Playing Field (these are included with this report – appendices titled BDC GAPF Report Final (appendix b) and Gilbert Avenue Playing Field Research (appendix c).

Members were advised that public consultation had identified Gilbert Avenue as the preferred project, receiving approximately 70% support. The consultation highlighted the importance of improving an existing community facility.

The report identified significant drainage problems, which have restricted use of the playing field, particularly during winter. Local football clubs had expressed an interest in increased use of the facility if improvements were undertaken.

DRAFT

Proposed improvements and costs

The indicative project cost was approximately £430,000, covering:

- Pitch reconstruction and improved drainage.
- Secondary drainage and irrigation.
- Car park resurfacing.
- A grass establishment and maintenance period.
- A permissive footpath linking Birtley Drive to Gilbert Avenue.
- Project contingency and external project management.
- Proposed toilet and ancillary facilities.

Members discussed the proposals and raised the following points:

- The need to resolve the drainage problems as the main priority.
- The importance of obtaining a good-quality, sustainable playing surface.
- The need to consider ongoing maintenance and operational costs.
- Concerns regarding the cost of the proposed modular toilet and changing facilities.
- Alternative, potentially more economical building options, including traditional construction.
- The need for suitable storage, security. CCTV is already been approved and installation has commenced (BDC officers were informed that the safety fencing around the installation of the pole for the CCTV had fallen down. BDC are going to report this back to the contractors to ensure the site is safe) .
- The importance of retaining the field as a community facility rather than creating an overly restricted sports facility.
- The potential to provide additional recreational facilities and make better use of the wider site.
- The need to explore suitable access arrangements.

Councillors acknowledged that the proposed costs were indicative and would be subject to further design work, market testing and procurement.

RESOLVED: Proposed by Cllr GC, seconded by Cllr SR, all in favour (Cllr IN did not vote as they has not been able to access their emails and had not seen the appendices prior to the meeting) of progressing subject to BDC to obtaining more accurate costing estimates and procurement to the main playing field improvements, including pitch reconstruction, drainage, irrigation, car park resurfacing, the growing-in period, permissive footpath, contingency and project management.

DRAFT

It was agreed that the proposed toilet, changing and ancillary accommodation would require further consideration.

Bassetlaw District Council officers were asked to investigate alternative and more cost-effective accommodation options and provide further costings, before this can be considered further.

Councillors also requested that ongoing maintenance and operational costs be clarified before final commitments were made, Bassetlaw District Council officers advised that they could only share information as an indicative estimate but that Councillors would need to do their own due diligence too.

Gilbert Avenue Playing Field - Engrossment Lease and Permissive Path

Councillors were sent the revised engrossment lease paperwork, including the engrossment deed of surrender and lease plan, having been circulated to all Councillors on 22 October 2026, for consideration.

Councillors were asked to consider and approve the revised wording of the lease, including the Permissive Path provision, and to authorise the Town Council Clerk as the representative to sign the relevant documents on behalf of the Town Council.

It was noted that, should the matter be deferred to the next meeting on 19 November 2026, this could cause a further delay to the proceedings. Members therefore considered the wording and the proposed approval.

RESOLVED: Proposed by Cllr GF, seconded by Cllr GC, all in favour to avoid unnecessary delay, with formal ratification to be undertaken at the next Full Council meeting on 19 November 2026. Cllr IN did not vote as they has not been able to access their emails and had not seen the appendices prior to the meeting.

ACTION: Clerk to notify appointed town council solicitor of resolution and inform BDC when this has been actioned so they can follow it up.

FC108 Date of next meeting Full Council meeting 19 November 2026.

With there being no further business, the meeting closed at 8:31pm

CHAIRMAN'S SIGNATURE…… DATE ……

DRAFT