



North Devon Council

Report Date: 6 December 2021

Topic: Approval and release of S106 open space funds – Filleigh, Newton Tracey and Witheridge

Report by: Project, Procurement and Open Space Officer

1. INTRODUCTION

1.1. This report seeks to allocate S106 public open space funds towards a project in Filleigh, Witheridge and Newton Tracey.

2. RECOMMENDATIONS

2.1. That Strategy and Resources allocates:

2.1.1. £36,394 to Filleigh Village Hall towards village hall enhancement scheme.

2.1.2. £50,000 to Witheridge Parish Hall towards the enhancement of the Village Hall.

2.1.3. £130,000 to Witheridge Parish Council towards the enhancement of the Adventure Playground.

2.1.4. £3,216 to Newton Tracey Cricket Club towards the provision of a Non Turf Practice Bay.

2.2. Subject to approval of 2.1.1 to 2.1.4 above, that Strategy & Resources Committee recommends Council vary the capital programme by £219,610 and that funds be released, subject to a Funding Agreement upon such terms and conditions as may be agreed by the Senior Solicitor, for external projects.

3. REASONS FOR RECOMMENDATIONS

3.1. To allocate funds in line with the requirement of S106 agreements.

3.2. To protect and enhance public open space, including land and buildings.

4. REPORT

4.1. Filleigh Village Hall

Filleigh Village Hall is a very busy and successful community building. The hall committee have set out to undertake a range of projects at the facility, in a phased approach to tie in with available funding. Phase 1 has already been completed, which created an extension costing £120,000 with a mix of their own funds and grants. Phase 2 is looking to refurbish part of the original facility including the main hall, meeting room and foyer. The proposed works include replacement of windows and patio doors, new electrics and lighting, redecoration, new flooring, and new ceiling tiles with great insulation



capacity. Quotes have been sought for the works and the village hall will fund any deficit in project costs.

4.2. Witheridge Village Hall

Witheridge Village Hall was originally constructed in 1963 (with an extension in 1974) and is in need of a major update. It is used by many local groups and organisations which are only increasing in size with the population in Witheridge rising over the years.

The funding will be used to upgrade the toilets within the hall to make them accessible for all members of the community especially the disabled. The project will also modernise the kitchen facilities to create a greater capacity for larger events. The scope of works will also include installation of an upgraded security and electrical system in order to comply with today's building regulations. Further works will take place outside the hall to resurface existing potholes and worn areas to create a safer environment for those with mobility issues, parents and children.

4.3. Witheridge Adventure Playground

Members of the Witheridge community have been working closely with the Parish Council to help establish what they would like to see at their Adventure Playground. Through public consultations and school surveys, it has been decided what facilities would be included within this project.

The funding will be used to install the following play equipment: climbing tower, Rope Bridge, rope swing, trampoline, small children basket swing, small children roundabout, accessible roundabout, share swing seat, rocker boat and an accessible springer/seesaw. This range of equipment will allow children of all ages and abilities to be able to play within the play area. An exercise route and bike trail will also be installed around the field to allow all members of the public to travel and exercise safely within the area including those with limited mobility and pushchairs. There will also be benches and picnic tables located at the site for the community to enjoy the landscape.

4.4. Newton Tracey Cricket Club Practice Bay

Newton Tracey Cricket Club have seen a rise in memberships within the last few years. The funding will be used to purchase and install a new practice bay at Newton Tracey Cricket Club as the current bays are no longer fit for purpose. This will ensure that users have a more accessible and safe area to practice their sport within a contained area. The project has support of the parish council.

Pursuant to Strategy and Resources Committee on 1 November, £6096 was allocated to this project. We have subsequently received a further £3,216 from the same development which identifies the same project within the S106 agreement. This additional amount is the remaining amount from the contribution that will aid the club in their purchase of a better practice bay.

5. RESOURCE IMPLICATIONS

5.1 Filleigh Village Hall

Financial – The total project cost is: £56,000

That £36,394 be funded from the S106 capital budget from the following sources:

Development description:	Land adj Filleigh Village Hall, Filleigh
Application number:	66349
Amount:	£36,394
Total:	£36,394

The remaining balance and any overspend be met by Filleigh Village Hall.

5.2 Witheridge Village Hall

Financial - The total project cost is £55,556.28

That £50,000 be funded from the S106 capital budget from the following sources:

Development description:	Land south of Butts Close, Witheridge
Application number:	62777
Amount:	£50,000
Total:	£50,000

The remaining balance and any overspend will be met by the hall committee.

5.3 Witheridge Adventure Playground

Financial – The total project cost is £130,000

That £130,000 be funded from the S106 capital budget from the following sources:

Development description:	Land south of Butts Close, Witheridge
Application number:	62777
Amount:	£130,000



Total: £130,000

Any overspend or change in project costs will be met by Witheridge Parish Council.

5.4 Newton Tracey Cricket Club Practice Bay

Financial – The total project cost is £14,795

That £3,216 be funded from the S106 capital budget from the following sources:

Development description:	Higher Westaway
Application number:	62777
Amount:	£3,216
Total:	£3,216

Pursuant to Strategy and Resources Committee on 1 November 2021, an allocation of £6,096 from S106 has already been allocated to this project. The remaining balance and any overspend will be met by Newton Tracey Cricket Club.

6. EQUALITIES ASSESSMENT

6.1. An EIA has been completed identifying improvements to provision

7. CONSTITUTIONAL CONTEXT

7.1. Part 3, Annexe 1, Delegated

7.2. Article 4.5.22, referred.

8. STATEMENT OF CONFIDENTIALITY

8.1. This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

9. BACKGROUND PAPERS

9.1. The background papers are available for inspection and kept by the author of the report.

10. STATEMENT OF INTERNAL ADVICE

10.1. The author (below) confirms that advice has been taken from all appropriate Councillors and Officers: L. Wheeler, Project, Procurement & Open Space Officer. S.Hambleton, Project, Procurement & S106 Assistant.