



North Devon Council

Report Date: 7 February 2022

Topic: APPROVAL AND RELEASE OF S106 PUBLIC OPEN SPACE FUNDS –
GEORGEHAM AND LEE BAY

Report by: PROJECT, PROCUREMENT AND OPEN SPACE OFFICER

1. INTRODUCTION

1.1. This report seeks to allocate S106 public open space funds towards two projects within the district, within the communities of Georgeham and Lee Bay.

2. RECOMMENDATIONS

2.1. That Strategy & Resources allocates:

2.1.1. £13,641.64 to Georgeham Parish Council towards the pavilion at Georgeham Playing field

2.1.2. £5,600 to The Memorial Hall, Lee CIO towards the cost of air source heating system

2.2. Subject to approval of 2.1.1 to 2.1.2 above, that Strategy & Resources Committee recommends Council vary the capital programme by £19,241.64 and that funds be released, subject to a Funding Agreement upon such terms and conditions as may be agreed by the Senior Solicitor and Monitoring Officer, 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. Georgeham Parish Council – Enhancement of the Pavilion at Georgeham Playing Field

Georgeham playing field is used by many groups in the community including the newly formed Croyde and Georgeham Rovers Football Club and Georgeham Primary School. It is also the main grounds in the village for hosting community events.

The parish council were approached by the football club to request the use of the playing field for their club to practice at long term. In order to help support the new club, the parish council intend to refurbish the pavilion on site to upgrade the changing rooms, toilet facilities and external patio area. This will provide the club and other groups who use the facility with a more



comfortable and safer environment for the community as well as creating an area for families and individuals of all abilities to spectate from.

4.2 Lee Bay Memorial Hall

Lee Bay Memorial Hall is the main community building for the area of Lee Bay and is very well used by many local groups and rented out for private events.

The Hall intend to install an air source heat pump system into the building in order to provide more comfort for all users, especially in the colder months, but also to aid in the maintenance of the building.

5. RESOURCE IMPLICATIONS

5.1. Georgeham Parish Council – Enhancement of the Pavilion at Georgeham Playing Field

Financial – The total project cost is £80,758.

That £13,641.64 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land off Croyde Road, Croyde	60700	£13,641.64

The remaining balance will be met by match funding. Any overspend be met by Georgeham Parish Council.

5.2. Lee Bay Memorial Hall – New Air source heating system

Financial – The total project cost is £15,340.

That £5,600 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Ilfracombe Arms, 71 High Street	65847	£5,600

The remaining balance will be met by match funding. Any overspend be met by Lee Bay Memorial Hall.

6. EQUALITIES ASSESSMENT

6.1. An EIA has been completed identifying improvements to the provision.



7. ENVIRONMENTAL ASSESSMENT

7.1. An EAC has been completed to identify any environmental implications to the provision.

8. CORPORATE PRIORITIES

8.1. What impact, positive or negative, does the subject of this report have on:

8.1.1. The commercialisation agenda:

Providing funding to community infrastructure – neutral

8.1.2. Improving customer focus

Meeting needs of community and customer through delivery of public open space

8.1.3. Regeneration or economic development

Investment in community assets with some local trades being used by community organisations.

9. CONSTITUTIONAL CONTEXT

9.1. Part 3, Annexe 1, Delegated

9.2. Article 4.5.22, referred.

10. STATEMENT OF CONFIDENTIALITY

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

11. BACKGROUND PAPERS

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

12. STATEMENT OF INTERNAL ADVICE

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