



## **North Devon Council**

Report Date: 5 September 2022

Topic: APPROVAL & RELEASE OF S106 PUBLIC OPEN SPACE FUNDS – BARNSTAPLE, LANDKEY AND TAWSTOCK.

Report by: PARKS, LEISURE AND OPEN SPACE OFFICER

### **1. INTRODUCTION**

1.1. This report seeks to allocate S106 public open space funds towards projects in project in Barnstaple, Landkey and Tawstock.

### **2. RECOMMENDATIONS**

2.1. That Strategy & Resources allocates:

2.1.1. £111,099.60 to Fremington Parish Council towards the construction of a Multi Use Games Area at Queen Elizabeth II Playing Field, Tews Lane, Roundswell.

2.1.2. £15,002.19 to Tawstock Parish Council to enhance Tower View Recreation Area, Barnstaple.

2.1.3. £39,703.60 to North Devon Crematorium towards the creation of a memorial garden at North Devon Crematorium, Barnstaple.

2.1.4. £62,636.92 to North Devon District Council towards public realm improvements at Library Square, Barnstaple.

2.1.5. £25,937.55 to Barnstaple and Pilton Cricket Club towards enhancements of their clubhouse at Raleigh Meadow, Barnstaple.

2.1.6. £7,900 to Landkey Town Football Club towards access and storage improvements at Millenium Green, Landkey.

2.1.7. £16,181.29 to Tawstock Village Hall towards the enhancement of Tawstock Village Hall.

2.2. Subject to approval of 2.1.1 to 2.1.7 above, that Strategy & Resources Committee recommends Council vary the capital programme by £278,461.15 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. Construction of Multi Use Games Area (MUGA) at Queen Elizabeth II Playing Fields, Tews Lane, Roundswell – Fremington Parish Council



Fremington Parish Council intend to construct a MUGA for informal activities such as football and basketball. This will be an “open door” facility that can be accessed by the community free of charge.

Suitable new footpaths will be constructed to ensure the facility is accessible for all.

#### 4.2. Tower View Recreation Area – Tawstock Parish Council

Tawstock Parish Council has a long term project to enhance the Tower View Recreation Area for the benefit of the whole community.

The next stage of the project is to improve footpath access at the southern end of the site to make the site more accessible for people with mobility needs.

The Parish Council would also like to provide goal posts for informal sports use. Remaining funds will be use to improve the soft landscaping and provide a community noticeboard.

#### 4.3 Creation of new memorial garden at North Devon Crematorium.

An existing dilapidated building is being demolished and re-built elsewhere (already funded). In its place, North Devon Crematorium intend to use the funding to create a new memorial garden which will also serve as an outdoor waiting area.

The design will include outdoor seating, water feature and some weather protection.

#### 4.4 Public Realm Improvements at Library Square – North Devon Council

The current public realm on Library Square is in need of updating and expanding to make the area more fitting to the setting of the Ancient Monument and the town centre location.

Proposals include additional hard and soft landscaping, improved seating, art form/sculpture and general improvements to decoration. These proposals have been formed by a project team in line with the Barnstaple Vision and to compliment the current FHSF proposals.

#### 4.5 Clubhouse Enhancements – Barnstaple and Pilton Cricket Club



Barnstaple and Pilton Cricket Club have applied for funds to provide suitable disabled access to their clubhouse at Raleigh Meadow, Barnstaple. This project will help support a disabled group who use the facilities and former cricketers with mobility issues who still visit the site for matches.

Funds will also be used to provide new secure storage so that pitch maintenance machinery can be securely stored.

#### 4.6 Access and Storage Enhancements – Landkey Town Football Club

Landkey Town FC have applied for funds to provide new secure storage next to their changing rooms for pitch maintenance equipment and training equipment.

Funds will also be used to provide an enhanced surface to the access road to the clubhouse car park.

#### 4.7 Enhancement of Village Hall – Tawstock Village Hall

Tawstock Village Hall are applying for funds to install a solar PV system on the roof of the village hall to make the facility more environmentally friendly and financially viable for the future.

## 5. RESOURCE IMPLICATIONS

### 5.1. Multi Use Games Area at Queen Elizabeth II Playing Fields, Tews Lane, Roundswell – Fremington Parish Council

Financial – The total project cost is £111,099.60

That £111,099.60 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Glenwood Farm	60854	£71,360
Glenwood, Old Bideford Rd	63553	£39,732.60
Brynsworthy Lodge	49653	£7.00

Any overspend be met by Fremington Parish Council.

### 5.2. Tower View Recreation Area – Tawstock Parish Council

Financial – The total project cost is £15,002.19.



That £15,002.19 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land adj Clarendon Gardens	63210	£15,002.19

Any overspend be met by Tawstock Parish Council.

### 5.3. Creation of New Memorial Garden – North Devon Crematorium

Financial – The total project cost is £39,703.60

That £39,703.60 be funded from S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land East of Old Torrington Rd	60871	£39,703.60

Any overspend be met by North Devon Crematorium.

### 5.4. Public Realm Improvements at Library Square, Barnstaple – North Devon District Council

Financial – the total project cost is £62,636.92

That £62,636.92 be funded from S106 capital budget from the following sources:

Development Description	Application Number	Amount
Transco, Barbican Close	62837	£62,636.42
Former builders merchant & office block, 74-79 Rolle St.	36553	£0.35
Former St Joseph's nursing Home, Landkey Road.	46691	£0.15

Any overspend be met by Economic Regeneration Budget.

### 5.5. Clubhouse Enhancements – Barnstaple and Pilton Cricket Club

Financial – The total project cost is £25,937.55

That £25,937.55 be funded from S106 capital budget from the following sources:

Development Description	Application Number	Amount
Trayne Farm	65169	£25,937.55

## 5.6. Access and Storage Enhancements – Landkey Town Football Club

Financial – The total project cost is £7,900

That £7,900 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land west of Portmore golf club (Mount Sanford Green)	54923	£7,899.54
South Hayes Farm, Landkey	N/A	£0.40
Land off Cherry Tree Drive	32227	£0.06

## 5.7. Enhancement of Tawstock Village Hall – Tawstock Village Hall

Financial – the total project cost is £16,181.29

That £16,181.29 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land at Eastacombe	59085	£9,712.29
Wick House	72235	£6,469

## 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. There will be positive benefits to the environment through the provision of solar panels at Tawstock Village Hall and of additional green space at North Devon Crematorium. The various construction projects will have a negative impact on the environment.

## 8. CORPORATE PRIORITIES

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

8.1.1. The commercialisation agenda – n/a

8.1.2. Improving customer focus – the project meets the needs of the community.

8.1.3. Regeneration or economic development – the projects will use local suppliers, where possible and investment in local public realm

## 9. CONSTITUTIONAL CONTEXT

9.1. Part 3, Annexe 1 para 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.