



North Devon Council

Report Date: Monday, 5 February 2024

Topic: Approval and Release of S106 Public Open Space Funds - Barnstaple, South Molton and Tawstock.

Report by: Richard Slaney, Parks, Leisure and Public Open Space Officer

1. INTRODUCTION

1.1. This report seeks to allocate S106 public open space funds to projects in Barnstaple, South Molton and Tawstock

2. RECOMMENDATIONS

2.1. That Strategy and Resources Committee allocates:

2.1.1. £178,292.29 to South Molton Football Club towards the cost of new pitches and clubhouse facilities.

2.1.2. £9,621.95 to South Molton Bowls Club towards the purchase and installation of solar panels on their pavilion.

2.1.3. £60,000.00 to South Molton Town Council towards the purchase and installation of play equipment in Central Park.

2.1.4. £20,000.00 to South Molton Town Council towards the extension of the BMX track in the Woodlands on Parsonage Lane.

2.1.5. £33,680.45 to South Molton Town Council for the improvement of the skate park in central park.

2.1.6. £41,137.21 to Barnstaple Rugby Football Club towards the cost of refurbishing the old cricket pavilion to provide dedicated female changing facilities.

2.1.7. £1,500.00 to United Services Bowls Club towards the cost of completing their refurbishment of their clubhouse.

2.1.8. £13,788.07 to Tawstock Village Hall for the purchase and installation of battery storage units to accompany their recently installed solar panels.

2.2. Subject to the approval of 2.1, that Strategy and Resources Committee recommends Council vary the capital programme by £405,112.32 and the 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 the S106 agreements.

3.2. To protect and enhance public open space.

4. REPORT

4.1. South Molton Football Club Relocation Project

4.1.1 South Molton Football Club (SMFC) are currently operating from a single pitch site at Alswear Old Road, South Molton. Due to the limited size of the venue, the club is unable to cater for the growing population in the town.

4.1.2 North Devon Council has so far provided £230,000 of S106 public open space funds to SMFC, which has enabled the club to purchase a substantial amount of land at Limers Lane, South Molton. This land is large enough to provide much increased provision as outlined in 4.1.5. The relocation of SMFC is identified as a priority project within the NDC Playing Pitch Strategy.

4.1.3 SMFC are currently working alongside a housing developer to deliver a scheme at their existing site at Alswear Old Road, the proceeds of which will be used to re-provide their existing pitch and changing facilities at Limers Lane, with additional proceeds then contributing towards the additional new facilities.

4.1.4 Approximately £935,000 will be required to directly re-provide their existing “baseline” facilities (one pitch and changing rooms) at Limers Lane, which must be 100% funded through their land sale of Alswear Old Road.

4.1.5 Approximately £1.7m will then be required to deliver the cost of the additional new facilities including additional full size pitch, two junior pitches, car park, running trail, trim trail and clubhouse (excluding changing rooms).

4.1.6 SMFC are working alongside the Football Foundation to draw up a bid for the maximum £250,000 from Premier League Funding available toward the project. This would leave £1.45m to fund from a combination of club fundraising, proceeds from their land sale and S106 POS funding.

4.1.7 This report seeks to allocate £178,292.29 towards the total cost of the new facilities, which the club can include as match funding on their application to the football foundation. This funding has been specifically banked to support the project.

4.1.8 Future S106 public open space funding will be required to support this project. The scheme is listed on several future applications, with funding to be allocated via S&R once banked.

4.2. South Molton Bowls Club Solar Panels

4.2.1 The club have applied for S106 POS funding towards the £12,000 cost of installing solar panels on their club pavilion.

4.2.2 Solar panels will enable the club to cope with the spiralling costs of energy and operate more sustainably.

4.2.3 This report seeks to allocate £9,621.95 towards the £12,000 cost of delivering the project, with the club funding the remaining balance.

4.3. South Molton Town Council – Play Equipment, Central Park

4.3.1 South Molton Town Council (SMTC) have developed a scheme to deliver a toddler play area and a separate calisthenics area for older young people and adults on land they own in Central Park.

4.3.2 The project has been tendered at £70,000.00.

4.3.3 This report seeks to allocate £60,000.00 towards the £70,000.00 cost, with SMTC funding the balance.

4.4. South Molton Town Council – BMX Track Extension, Parsonage Lane.

4.4.1 South Molton Town Council intend to extend the BMX track located on land they own in the Woodlands on Parsonage Lane.

4.4.2 The total project costs are £30,000. SMTC have applied for £20,000 S106 POS funding towards the costs of the project. Any shortfall will be covered by SMTC.

4.5. South Molton Town Council – Skate Park, Central Park.

4.5.1 South Molton Town Council intend to enhance the skate park located on land they own in Central Park. SMTC have applied for £33,680.45 towards the scheme, with SMTC contributing the shortfall in costs.

4.6. Barnstaple Rugby Football Club – Cricket Pavilion Refurbishment

4.6.1 Barnstaple Rugby Football Club has an ambition to create opportunities for one hundred young female rugby participants over the age of 7 years.

4.6.2 The club currently have girls participating in mixed teams and 55 females participating in their dedicated female teams for under 13's, under 15's and under 18's.

4.6.3 From age 8, it is recognised that females should be changing in dedicated single sex changing rooms; and the club are working on a project to provide these.

4.6.4 The old cricket pavilion next to their pitches, is currently in poor condition and used as storage. The club wish to refurbish the building to provide dedicated changing rooms for their growing number of female participants.

4.6.5 This report seeks to allocate £41,137.21 towards the £76,000 capital cost of delivering the scheme. £25,000 has been granted by the Keith Abraham Trust; and the additional cost will be funded through the club via fundraising.

4.7 United Services Bowls Club – Pavilion Extension Project

4.7.1 United Services Bowls Club have almost completed a £200,000 extension and refurbishment of their club pavilion. The project has enabled to club to cater for increased demand and add indoor bowls as an additional provision for winter activity.

4.7.2 NDC has so far provided £40,000 of S106 POS funding towards the project.

4.7.2 The club currently has approximately £5,000 of works left to complete the project. This report seeks to allocate £1,500 toward the final works, with the club funding the additional £3,500 required.

4.8 Tawstock Village Hall – Solar Battery Storage

4.8.1 In 2022, NDC allocated £16,181.29 of S106 POS funding to Tawstock Village Hall (TVH) to install solar panels on their venue. The project has been completed and the panels are operational.

4.8.2 TVH would now like to install battery storage for the panels to feed into.

4.8.3 This report seeks to allocate £13,788.07 toward the cost of this project, with TVH funding any shortfall.

5. RESOURCE IMPLICATIONS

5.1. South Molton Football Club Relocation Project

5.1.1 Total costs of delivering this project are approximately £2.65m. The club are anticipating more than 50% of the costs be covered from the land sale of their current site at Alswear Old Road. The club are applying for the maximum £250k from the Football Foundation. The club will need substantial S106 POS funding to make up the shortfall, potentially £1m. The project is listed within S106 agreements for several future developments, to benefit for off-site contributions.

5.1.2 It is proposed that £178,292.29 be allocated at this stage from the S106 capital budget from the following sources:

Development Description	Application No	Amount
Land off Nadder Lane, South Molton	60152	£122,292.29
Beech House, North Road, South Molton	64405	£56,000.00

5.2. South Molton Bowls Club Solar Panels

5.2.1 Total costs of delivering this project are £12,000. It is proposed that £9,621.95 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Land Greenacres, Poltimore Road, South Molton	62450/64494	£9,621.95

5.2.2 The remaining shortfall is to be funded by South Molton Bowls Club.

5.3. South Molton Town Council – Play Equipment, Central Park

5.3.1 Total costs of delivering this project are £70,000.00. It is proposed that £60,000.00 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Land off Nadder Lane, South Molton	71251	£60,000.00

5.3.2 The remaining shortfall is to be funded by South Molton Town Council.

5.4 South Molton Town Council – BMX Track Extension, Parsonage Lane.

5.4.1 Total costs of delivering this project are estimated at £30,000. It is proposed that £20,000.00 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Land off Nadder Lane, South Molton	71251	£20,000.00

5.4.2 Any remaining shortfall is to be funded by South Molton Town Council.

5.5 South Molton Town Council – Skate Park

5.5.1 Total costs of delivering this project are approximately £80,000. It is proposed that £33,680.45 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Land off Nadder Lane, South Molton	71251	£33,680.45

5.5.2 The remaining shortfall is to be funded by South Molton Town Council.

5.6 Barnstaple Rugby Football Club – Cricket Pavilion Refurbishment

5.6.1 Total capital costs of delivering this are £76,000. It is proposed that £41,137.21 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Trayne Farm	65169	£41,137.21

5.6.2 £25,000 has been granted by the Keith Abraham Trust; and the additional cost will be funded by Barnstaple Rugby Football Club via fundraising.

5.7 United Services Bowls Club – Pavilion Extension Project

5.7.1 Total costs of £5,000 are required to complete their £200,000 extension and refurbishment project. It is proposed that £1,500 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Trayne Farm	65169	£1,500.00

5.7.2 The remaining shortfall is to be funded by United Services Bowls Club.

5.8 Tawstock Village Hall – Solar Battery Storage

5.8.1 Total costs of delivering this project are £14,560.87. It is proposed that £13,788.07 is funded from the S106 capital budget from the following source:

Development Description	Application No	Amount
Land at Eastacombe	59085	£13,788.07

6. EQUALITIES ASSESSMENT

- 6.1. South Molton Football Club are open to the whole community, with membership available without discrimination. Their facilities are open to all members without discrimination and the new facility will be designed as such. The club have a current equality policy in place.
- 6.2. South Molton Bowls Club cater for anyone of any age or ability. The club offers not only the opportunity to play bowls at all levels, but a space where people can meet and socialise. The club supports vulnerable adults and caters for those with mobility and disability requirements.
- 6.3. South Molton Town Council are an equal opportunities organisation. All facilities are designed with equality at the heart of decision making.
- 6.4. Barnstaple Rugby Football Club have designed their project to cater for the needs of their growing female sections to address the current shortfall in provision in comparison with the male sections.
- 6.5. United Services Bowls Club cater for anyone of any age or ability. The pavilion extension has been designed to cater for male and female users; and those with mobility and disability needs.
- 6.6. Tawstock Village Hall supports use by all.

7. ENVIRONMENTAL ASSESSMENT

- 7.1. South Molton Bowls Club Solar Project and Tawstock Village Hall battery storage project provide positive outcomes for improving the environmental impact of the building through installation of sustainable energy.
- 7.2. The other projects are being designed to minimise the impact on the natural environment where possible.

8. CORPORATE PRIORITIES

- 8.1. What impact, positive or negative, does the subject of this report have on:
 - 8.1.1. The commercialisation agenda: No impact.
 - 8.1.2. Improving customer focus: The allocation of the S106 Public Open Space funds to these projects benefits the local community and enhances the facility provision and the sustainability of the assets.



8.1.3. Regeneration or economic development: The projects will use local suppliers where possible and provide investment in local public assets.

9. CONSTITUTIONAL CONTEXT

9.1. Save as provided in paragraph 9.2 below, the decision in respect of the recommendations in this report can be made by this Committee pursuant to delegated powers provided in paragraph 1 of Annexe 1 to Part 3 of the Constitution.

9.2. As noted in the report, the power to decide on one or more of the recommendations in this report is reserved to Council pursuant to Article 4.4 and as such the recommendation must be referred to Council to ratify.

10. STATEMENT OF CONFIDENTIALITY

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

11. BACKGROUND PAPERS

The following background papers were used in the preparation of this report:

- S106 Public Open Space Expression of Interest Form: November 2023 South Molton Football Club Relocation Project.
- S106 Public Open Space Expression of Interest Form: November 2023 South Molton Bowls Club.
- S106 Public Open Space Expression of Interest Form: September 2023 South Molton Town Council.
- S106 Public Open Space Expression of Interest Form: December 2023 Barnstaple Rugby Football Club.
- S106 Public Open Space Expression of Interest Form: September 2023 Tawstock Village Hall Battery Storage Project.

12. STATEMENT OF INTERNAL ADVICE

The author (below) confirms that advice has been taken from all appropriate Councillors and Officers: Richard Slaney, Parks Leisure and Public Open Space Officer.