

REPORT TO: STRATEGY & RESOURCES

Date: 7 October 2019

TOPIC: APPROVAL & RELEASE OF S106 PUBLIC OPEN SPACE FUNDS – BISHOPS NYMPTON, HEASLEY MILL & FREMINGTON

REPORT BY: PROJECT, PROCUREMENT AND OPEN SPACE OFFICER

1 INTRODUCTION

1.1 This report seeks to allocate S106 public open space funds towards a projects in Bishops Nympton, Heasley Mill and Fremington.

2 RECOMMENDATIONS

2.1 That Strategy & Resources allocates:

2.1.1 £50,530.38 to Bishops Nympton Parish Hall towards construction of Bishops Nympton Community Club.

2.1.2 £5,000 to Heasley Mill Village Hall towards the improvement of the village hall car park.

2.1.3 £36,427.04 to Fremington Parish Council towards creation of the car park as park of the Beechfield extension.

2.2 Subject to approval of 2.1 above, that Strategy & Resources Committee recommends Council vary the capital programme by £91,957.42 and that funds be released, subject to a Funding Agreement upon such terms and conditions as may be agreed by the Senior Solicitor.

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 Bishops Nympton Parish Hall – Community Club

The village pub closed in 2012 and it left Bishops Nympton without a space for the community to gather. The community have long wished for this space to be replaced, which was recognised by a community survey. There was adequate space to the rear of the Parish Hall to accommodate this addition. An extension to rear of the hall would provide space of a for a Community Club.

A new community club building had already been registered as a Parish Priority for S106 monies from the proposed development at Capitol Farm and from this the descion was made to put this priority forward.

This project is different to other similar projects that the Council has funded in that the scheme has already taken place. A section 106 contribution can only be sought where it meets statutory tests including that it is required in order to make a development acceptable. In this particular case, because the project for which the contribution was sought has already been provided, there is a risk of the developer seeking a repayment. That risk will have to be passed to the Parish Hall Committee as part of the funding agreement.

The funding would be used to repay the majority of the loan that was taken out by the Hall committee to build the club.

4.2 Heasley Mill Village Hall – Village Hall Car Park

Heasley Mill Village Hall own their hall and car park. In recent years, the condition of the car park has worsened creating an uneven ground for the local community to park on especially if they wish to use the community facilities at the hall, including the toilets and the picnic area.

The Heasley Mill Village Hall Management Committee wish to improve their site by requesting £5,000 of S106 funds to improve their car parking area. This in turn will make the site more desirable for the local community to gather and use the outdoor facilities with much more ease especially those with pushchairs or wheelchairs.

The project will cost an estimated total of £8,400, for which a quotation has been sought. The remaining £3,400 will be secured through fund raising events and the hall funds.

4.3 Fremington Parish Council – Beechfield

The Parish Council are in the process of re-providing the Beechfield Centre, as the old community building was condemned. The works to the community building are now nearing completion. A S106 contribution has recently been received specifically assigned to the Beechfield Project.

This contribution will enable the remaining works as part of the wider Beechfield project to be delivered. Specifically, new drainage will be provided along with new car park surfacing and line marking to support the community building and football pitch. Railings around the play area at Beechfield will also be installed.

Fremington Parish council own and manage the site and will be responsible for delivery of the project. A clerk of works will manage the project.

5 RESOURCE IMPLICATIONS

5.1 Community Club, Bishops Nympton Parish Hall.

Financial: The total project cost is £58,000.

That £50,530.38 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Capitol Farm, Bishops Nympton	59453	£50,530.00
Park Farm, Bishops Nympton	44222	£0.38
	Total	£50,530.38

The remaining £7,469.62 has been funded by a Charity Bank Loan that was agreed by the Parish Council and the hall committee.

5.2 Heasley Mill Village Hall Car Park, Heasley Mill Village Hall Management Committee.

Financial: The total project cost is £8,400.

That £5,000 be funded from the S106 capital budget from the following source:

Development Description	Application Number	Amount
Lower Poole Barns, Fore Street, North Molton	63543	£5,000
	Total	£5,000

The remaining £3,400 be funded by Hall funds and fund raising events. Any overspend will be met by the hall committee.

5.3 Fremington Parish Council – Beechfield Centre

Financial: The total project cost is £40,000

That £36,427.04 be funded from the S106 open space capital budget from the following source:

Development Description	Application Number	Amount
West Yelland	57663	£36,427.04
	Total	£36,427.04

The remaining £3,572.96 will be funded from Fremington Parish Councils existing budgets. Any overspend will be met by the Parish Council.

6 CONSTITUTIONAL CONTEXT

Article or Appendix and paragraph	Referred or delegated power?
Part 3. Annexe 1. 1 (d)	Delegated

7 STATEMENT OF CONFIDENTIALITY

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

8 BACKGROUND PAPERS

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

9 STATEMENT OF INTERNAL ADVICE

9.1 The author (below) confirms that advice has been taken from all appropriate Councillors and Officers.

Author: L.Wheeler

Date: 6 September 2019

Reference: I:\Projects\Open Space & S106\Reports\Strategy & Resources\October 2019