

Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COKER</p> <p>15/02974/FUL Parish East Coker</p> <p>Townsend Farm Main Street East Coker</p> <p>Demolition of existing modern buildings, conversion of farm buildings to 2 No. dwellings and the erection of 6 No. new dwellings (Revised Application)</p> <p>Agreement Date: 26/07/2016</p>	<p>Contribution £45,000 towards the provision of affordable housing or sport and leisure facilities in the Parish of East Coker and or towards projects identified in the East Coker Neighbourhood Plan.</p>					<p>Status Underway</p>	<p>Invoice sent to developer for first batch of contributions.</p>
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<p>Ward: COKER</p> <p>12/02610/FUL Parish West Coker</p> <p>land Adjacent 1 Font Villas West Coker Yeovil Somerset BA22 9By</p> <p>The erection of 6 dwellings with associated access and parking (GR 352237/112986)</p> <p>Agreement Date: 27/11/2013</p>	<p>Sports and Leisure:</p> <p>Changing Room Contribution: £5,309.08 for provision at West Coker Recreation Ground. Equipped Play Contribution: £8,225.14. Enhancement/improvement of the play area at West Coker Recreation Ground. Strategic Community Facilities Contribution: £9,638.92 (see project schedule)</p>		<p>£17,658</p>			<p>Status:</p> <p>Development Completed</p>	<p>UU - No time restriction to spend monies.</p>

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<p>Ward: COKER</p> <p>15/05325/OUT Parish East Coker</p> <p>Land Adjacent Broadacres East Coker</p> <p>Outline application for the erection of 14 No. single storey dwellings, new vehicular access and associated works (GR 353159/113479)</p> <p>Agreement Date: 16/03/2017</p>	<p>Sports and Leisure: Changing Room Contribution: £795 per dwelling towards enhancing the changing rooms at East Coker Recreation Ground together with £64 per dwelling as a commuted sum.</p> <p>Community Hall Contribution: £1,522 per dwelling towards enhancing the East Coker Village Hall. Equipped Play Contribution: £849 per dwelling towards enhancing the equipped play provision at East Coker Recreation Ground together with £490 per dwelling as a commuted sum.</p> <p>Playing Pitch Contribution: £392 per dwelling towards enhancing pitches at East Coker Recreation Ground together with £279 per dwelling as a commuted sum. Strategic Community Facilities Contribution: £309 per dwelling towards a new studio at the Octagon Theatre or towards a refit at the Westlands Entertainment Complex and £376 per dwelling towards sports hall provision in Yeovil.</p> <p>Youth Facilities Contribution: £167 per dwelling towards youth facilities at East Coker Recreation Ground together with £62 per dwelling as a commuted sum.</p> <p>CH&L Admin Fee contribution: £53 per dwelling. Public Open Space & Strategic Landscaping.</p>	<p>Equipped Play, Youth Facilities and CH&L Admin Fee contributions payable upon occupation of 25% of the dwellings. Changing Room, Community Halls and Playing Pitch contributions payable upon occupation of 50% of the dwellings. Strategic Leisure contributions payable upon occupation of 75% of the dwellings.</p>				<p>Status: Not Commenced</p>	
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<p>Ward: COKER</p> <p>13/01869/OUT Parish West Coker</p> <p>Land Adj Bunford Hollow Roundabout West Coker Road Yeovil</p>	<p>Sports and Leisure: Changing Room Contribution: Means the sum of £805.65 per 2 or more bed Dwelling and £534.72 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in the provision of new changing rooms as part of the project to develop a new community hall/changing room facility at West Coker Recreation Ground, and in addition, a commuted sum representing £64.81 per 2 or more bed Dwelling and</p>	<p>On or before the date on which 25% of the Dwellings are brought into Occupation, the Equipped Play Contribution, and the Youth Facilities Contribution On or before the date on which 50% of the</p>				<p>Status: Not Commenced</p>	

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<p>Residential development, associated landscaping, open space and new vehicular access. (GR 353436/114512)</p> <p>Agreement Date: 06/11/2015</p>	<p>£43.02 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Community Hall Contribution: Means the sum of £1,542.19 per 2 or more bed Dwelling and £1,023.58 per 1 bed Dwelling as a contribution towards the provision of a community hall element of the project to develop a new community hall/changing room facility at West Coker Recreation Ground</p> <p>Equipped Play Contribution: Means a financial contribution of £860.22 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in laying out and equipping the Play Area a commuted sum of £496.88 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Play Area</p> <p>Playing Pitch Contribution: Means the sum of £396.81 per 2 or more bed Dwelling and £263.37 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in connection with the enhancement of existing pitches at West Coker Recreation Ground, or the enhancement of existing pitches or the provision of new pitches at East Coker Recreation Ground or in Yeovil, and in addition, a commuted sum representing £283.14 per 2 or more bed Dwelling and £187.93 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Strategic Facilities Contribution: Means the sum to be paid as contributions towards the following strategic leisure and community project: £381.03 per 2 or more bed Dwelling and £252.90 per 1 bed Dwelling as a contribution towards the enhancement of existing sports halls in Yeovil.</p> <p>Youth Facilities Contribution: Means a financial contribution in the sum of £168.91 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in the laying out and equipping the Youth Facilities Area and a commuted sum of £62.45 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Youth Facilities Area</p>	<p>Dwellings are brought into Occupation the Changing Room Contribution, the Playing Pitch Contribution and the Community Hall Contribution</p> <p>On or before the date on which 75% of the Dwellings are brought into Occupation the Strategic Facilities Contribution</p>					
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<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>11/04443/FUL Parish Mudford</p> <p>Land Rear Of 13 Primrose Lane Mudford Yeovil Somerset BA21 5SH</p> <p>The erection of 7 No. detached dwellings with associated garaging and the formation of a new vehicular access (Part Retrospective) (GR 356812/118124)</p> <p>Agreement Date: 22/03/2012</p>	<p>Sports and Leisure: Equipped Play Contribution: £8,225.25. The sum of £5244 towards play equipment at for the play area at Cavalier Way, Yeovil. In addition a £2,981.25 for the long term maintenance of those facilities.</p> <p>Changing Room Contribution: £5,308.87. The sum of £4,920 towards a new or enhancing existing changing rooms in Yeovil. In addition £388.87 towards the long term maintenance of those facilities.</p> <p>Playing Pitch Contribution: £4,804.86. The sum of £3,106 towards enhancing existing playing pitches in Yeovil. In addition £1,698.86 for the long term maintenance of those pitches.</p> <p>Youth Facilities Contributions: £1,404.69. The sum of £1.030 towards the provision of youth facilities at Birchfield Park, Yeovil. In addition £374.69 for the long term maintenance of those facilities.</p> <p>Strategic Community Facilities Contribution:£9,638. Towards the following projects: £2,219 towards the development of an 8 lane competition swimming pool. £1,422 towards new indoor tennis facilities in Yeovil £1,878 towards enhancement/expansion of Octagon Theatre in Yeovil £482 towards sand based or artificial grass pitch in Yeovil £3,637 towards the development of an 8 court sports hall in Yeovil</p>		<p>Sports and Leisure: £29,381</p>			<p>Status: Development Completed</p> <p>Projects as listed.</p>	<p>Local contributions: No time limits to be spent. Strategic contributions to be spent by 23/3/22</p>

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<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>15/00763/FUL Parish Yeovil Without</p> <p>Land Off Stone Lane Yeovil</p> <p>Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works Agreement Date: 13/03/2017</p>	<p>Sports and Leisure: Sports & Leisure Contribution: £3,000 towards the enhancement of existing or new changing rooms/playing pitches in Yeovil.</p> <p>Affordable Housing: Off-Site Affordable Housing Contribution: £224,853</p>	<p>Sports & Leisure Contribution payable upon 50% occupation of the dwellings.</p> <p>The owner shall pay 50% of the Affordable Homes contribution upon completion of 33% of the dwellings and the remaining 50% upon the completion of 66% of the dwellings.</p>		<p>Sports and Leisure: £3,000</p>		<p>Status: Not Commenced</p>	<p>Age Restrictions on dwellings</p> <p>Viability review mechanisms in place</p> <p>Community Building</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>08/04366/FUL Parish Yeovil</p> <p>24 - 30 & 36 - 46 & 53 - 75 Milford Road, 176, 178, 103 & 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil Somerset</p> <p>Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) Agreement Date: 27/05/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: for the acquisition and installation of play equipment at the Milford Park Recreation Area and commuted sum payment for the long term maintenance of the equipment. Off-site Recreation Contribution: for reconstruction, renovation or improvements of any part(s) of the Milford Park Recreation Area.</p>		<p>£35,386</p>			<p>Status: Development Completed</p> <p>Local contributions supports Milford Park project. £35,386 awaiting project costings</p>	

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<p>Ward: Yeovil (Central)</p> <p>14/05634/FUL Parish Yeovil</p> <p>Car Park Site Queensway Place Yeovil</p> <p>The erection of 24 flats with associated parking and landscaping (GR 355394/115936)</p> <p>Agreement Date: 03/06/2015</p>	<p>Sports and Leisure: £24,472.20 as a contribution towards enhancing existing play area and or youth facilities at Ninesprings, Yeovil Country Park.</p>		<p>Sports and Leisure: £24,525.03</p>			<p>Status: Development Completed</p>	<p>Clause detailing potential future financial payments held within agreement.</p> <p>Monies Received 06/04/2016</p>
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<p>Ward: Yeovil (Central)</p> <p>14/00213/FUL Parish Yeovil</p> <p>Premises Formerly Known As 16 Goldcrot Yeovil Somerset BA21 4DQ</p> <p>Residential development consisting of 19 dwellings and associated works (GR 355948/116364)</p> <p>Agreement Date: 06/10/2014</p>	<p>Sports and Leisure: Community Health & Leisure Contribution: £19,000 towards the enhancement of the play area at Summerhouse View and the youth facilities at the Kingston Play Area or the Grass Royal Play Area.</p> <p>Highways: Bus Shelter Commuted Sum: £2,500 towards ongoing maintenance of the new bus shelter.</p>	<p>CH&L contribution payable on or before occupation of more than 25% of the dwellings.</p> <p>Bus Shelter Commuted Sum payable on completion of bus shelter.</p>		<p>Sports and Leisure: £19,000</p> <p>Highways: £2,500.00</p>		<p>Status: Underway</p>	<p>SCC Confirmed Bus Shelter not required.</p> <p>Invoiced developer for contributions.</p>

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<p>Ward: Yeovil (Central)</p> <p>09/03111/FUL Parish Yeovil</p> <p>103-107 Highfield Road Yeovil Somerset BA21 4RJ</p> <p>Demolition of existing bungalow, day centre and commercial/industrial buildings, the erection of 14 houses and commercial/industrial buildings (B1 and B8 Uses) and alterations to 2 highway accesses (revised application)</p> <p>Agreement Date: 10/10/2011</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities.</p> <p>Equipped Play Contribution: Acquisition & installation of one or more pieces of play equipment and including commuted sum for long term maintenance at the Milford Play Area.</p> <p>Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following: 1) Improvements of sports halls, indoor tennis & swimming pools within the Yeovil area 2) Enhancement or expansion of the Octagon Theatre 3) Provision of synthetic sports pitches with in the Yeovil area.</p>	<p>Equipped Play Contribution: On or before occupation of 1st dwelling Off-Site Recreation Contribution: On or before occupation of 6th dwelling Strategic Community Facilities Contribution: On or before occupation of 12th dwelling</p>		<p>Sports and Leisure:</p> <p>£53,668</p>		<p>Status:</p> <p>Material start made</p>	

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<p>Ward: Yeovil (East)</p> <p>14/00663/FUL Parish Yeovil</p> <p>Former Western Gazette Sherborne Road Yeovil Somerset BA21 4HE</p> <p>External alterations and the change of use from Use Class B2 (office) to 7 No. additional residential apartments (flats 26-32)(GR 356187/116052)</p> <p>Agreement Date: 20/06/2014</p>	<p>Sports and Leisure: Equipped Play Contribution: £1,363 comprised of £864 capital and £499 revenue as a commuted sum towards equipped play provision at Ninesprings, Yeovil Country Park.</p> <p>Changing Room Contributions: £4,341 comprised of £4,018 capital and £323 revenue as a commuted sum towards the provision of new changing rooms in Yeovil. Youth Facilities Contribution: £233 comprised of £170 capital and £63 revenue as a commuted sum towards the provision of youth facilities at Ninesprings, Yeovil Country Park.</p> <p>Playing Pitch Contribution: £3,391 comprised of £1,979 capital and £1,412 revenue as a commuted sum towards enhancing or provision of playing pitches in Yeovil. Community Hall Contribution: £2,593 towards community hall provision in Yeovil.</p> <p>Strategic Community Facilities Contributions: £1,561, Octagon Theatre £401, towards AGP provision in Yeovil £1,844 towards the development of a centrally based 8 lane district wide competition pool in Yeovil £1,182 for the provision of a new indoor tennis centre in Yeovil £3,023 enhancement to existing sports hall or provision of new in Yeovil.</p>	<p>Payment of £1,785 on or before second occupation of 2nd dwelling. Payment of £10,325 on or before occupation of 4th dwelling. Payment of £8,011 on or before occupation of 5th dwelling.</p>				<p>Status: Development Completed</p>	<p>Invoice developer for monies</p>

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<p>Ward: Yeovil (East)</p> <p>07/04833/OUT Parish Yeovil</p> <p>Land Rear Pen Mill Hotel Sherborne Road Yeovil Somerset BA21 5DB</p> <p>Outline application for proposed residential development (being up to 60 dwellings and associated means of access as more particularly described in the application dated 29/10/2007 and its accompanying plan(s)) (GR: 356915/116359)</p> <p>Agreement Date: 24/06/2008</p>	<p>Sports and Leisure: Leisure Facility Contribution: £41,812 towards the provision of swimming pools, sports halls, playing pitches, synthetic turf pitches and other recreational facilities in Yeovil serving (inter alia) the Development. Play Area Contribution: £55,000 Play Area Commuted Sum: £44,000 for long term maintenance of the equipment Play Area Land: Means area on land of 40 square metres to be located within the Development. Detail of transfer of land held within agreement.</p> <p>Highways: Highway Contribution: £105,000. Contribution towards improvements to the junction of Lyde Road and Sherborne Road which includes associated design and administrative costs.</p> <p>Education: Education Contribution: £100,000 to be paid in three instalments of the first two instalments being £33,333 and a final instalment being £33,334. Contribution towards the provision of new secondary school facilities and improvement of existing secondary school</p>	<p>Play Area Contribution and Commuted Sum to be paid on the date of the transfer of the Play Area Land.</p>	<p>Sports and Leisure: £23,525.59</p>			<p>Status: Development Completed</p> <p>Off-Site contribution towards Sports Hall at Westland Leisure Complex Play Area, land at point of transfer.</p>	<p>No time requirements on paid monies.</p> <p>Consultation of play area ongoing.</p>
<p>Ward: Yeovil (East)</p> <p>16/01772/FUL Parish Yeovil</p> <p>Land Adjoining 20 Camborne Grove Yeovil</p> <p>The erection of a block of 4 No. flats and 1 No. attached dwelling with associated car parking and alterations to access (Revised application)</p> <p>Agreement Date: 30/03/2017</p>	<p>Sports and Leisure: Equipped Play Contribution: £6,695 comprised of £4,244 capital and £2,451 commuted sum towards the purchase of a set of swings for the play area at Harbin Close, Yeovil.</p>	<p>Contribution payable on or before first occupation.</p>		<p>Sports and Leisure: £6,695.00</p>		<p>Status: Not Commenced</p>	

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<p>Ward: Yeovil (East)</p> <p>16/04661/FUL Parish Yeovil</p> <p>3 Newton Road Yeovil</p> <p>Change of use, conversion and extension of former creamery building to form 85 new flats, provision of parking and retention of 14 existing flats.</p> <p>Agreement Date: 31/03/2017</p>	<p>Sports and Leisure: Changing Room Contribution: £43,753 towards new or existing provisions in Yeovil. Community Hall Contribution: £30,170 towards the enhancements of Monmouth Community Hall.</p> <p>Equipped Play Contribution: £4,224 towards facilities at Ninesprings Country Park or another play area to serve the development. Playing Pitches Contribution: £27,070 towards new or enhancing existing pitches in Yeovil.</p> <p>Sports Hall Contribution: £12,112 towards sports hall provision at Westfield Academy. Theatre & Arts Contribution: £10,818 towards a new studio theatre at the Octagon Theatre or stage refit at Westland Entertainment Complex.</p> <p>Youth Facilities Contribution: £833 towards youth facilities at Ninesprings Country Park. Open Spaces Contribution: £4,000 towards the enhancement of Yeovil Country Park .</p> <p>Highways: Public Realm & Highway Work Contribution: £144,000 towards public realm improvements including related highway works and creation of an on-road cycle link in Newton Road, Sherborne Road and South Western Terrace, Yeovil.</p> <p>Affordable Housing: Units Agreed: £170,000 towards off-site provision of affordable housing in the Parishes of Yeovil Town, Yeovil Without & Brympton.</p>	<p>Open Spaces Contribution payable prior to first occupation. Changing Room, Community Hall, Equipped Play, Playing Pitches & Youth Facilities contributions prior to occupation of the 50th dwelling. Theatre & Arts & Sports Hall contributions payable upon occupation of the 64th dwelling. Affordable Housing Contribution payable 50% at 50% of occupation of development and remaining 50% at 75% of occupation of the units within the developments. The Public Realm & Highway Works Contribution payable at 67% upon occupation of 50 units and the remaining 33% upon 64 units occupied.</p>		<p>Sports and Leisure:</p> <p>£133,000</p>		<p>Status: Not Commenced</p>	

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<p>Ward: Yeovil (South)</p> <p>13/02023/FUL Parish Yeovil</p> <p>Land West Of Cooksons Orchard Preston Grove Yeovil Somerset</p> <p>The erection of a 65 bedroom care home with associated landscaping, car parking and highway access. (GR 354517/116007)</p> <p>Agreement Date: 20/08/2013</p>	<p>Miscellaneous Gains:</p> <p>£15,000.00 Footbridge Contribution – Dodham Crescent.</p>		<p>Miscellaneous Gains:</p> <p>£15,000.00 Footbridge Contribution – Dodham Crescent.</p>			<p>Status: Development Complete</p>	<p>Contribution Secured. Monies to be spent by 18/11/23</p> <p>Linked to application 07/03834/FUL</p>
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<p>Ward: Yeovil (South)</p> <p>12/00236/FUL Parish Yeovil</p> <p>73-77 Hendford Hill Yeovil Somerset BA20 2QN</p> <p>The erection of 13 No, flats with associated parking and new vehicular access (GR 355250/115385)</p> <p>Agreement Date: 23/07/2012</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: £16,450.51. The sum of £10,488 towards enhancements & improvements of the play area at Ninesprings, Yeovil. In addition £5,962.51 towards the long term maintenance of these facilities.</p> <p>Changing Room Contribution: £10,617.75. The sum of £9,840 enhancing or provision of new changing room facilities in Yeovil. In addition £777.75 towards the long term maintenance of these facilities.</p> <p>Playing Pitch Contribution: £9,610.72. The sum of £6,213 for enhancing of or provision of new playing pitch facilities in Yeovil. In</p>	<p>Contributions to be paid on occupation of apartments.</p>				<p>Status: Not Commenced</p>	<p>Discussion wether material start made.</p>

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	<p>addition £3,397.72 towards the long term maintenance of these facilities. Youth Facilities Contribution: £2,808.38. The sum of £2,059 as a contribution towards the provision at Yew Tree Park, Yeovil. In addition £749.38 towards the long term maintenance of these facilities.</p> <p>Strategic Facilities Contribution: £19,279 towards the following projects: £3,757 towards the Octagon Theatre, Yeovil £965 towards provision of new sand based or 3G AGP in Yeovil. £4,438 towards 8 lane competition pool in Yeovil. £2,844 towards the provision of indoor tennis centre in Yeovil. £7,275 towards development of centrally based 8 court competition sports hall in Yeovil.</p>						
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<p>Ward: Yeovil (South)</p> <p>07/03834/FUL Parish Yeovil</p> <p>Land Adjacent 49 Preston Grove Yeovil Somerset BA20 2BG</p> <p>Residential development comprising 9 no dwellings with associated highway and parking (GR 354637/116008)</p> <p>Agreement Date: 22/01/2007</p>	<p>Highways: Footbridge Contribution: £4,500 as a contribution towards the provision of a footbridge to cross Dodham Brook.</p>		<p>Highways: £4,500.00</p>			<p>Status: Development Completed</p>	<p>Contribution paid</p> <p>Linked to application 13/02023/FUL</p>

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<p>Ward: Yeovil (South)</p> <p>05/00677/OUT Parish Yeovil</p> <p>Former Seatons Garage West Hendford Yeovil Somerset BA20 2AG</p> <p>Demolition of existing buildings and the formation of a vehicular access and the erection of 101 dwellings together with parking and associated works.</p> <p>Agreement Date: 25/11/2007</p>	<p>Sports and Leisure: 50% of the Financial Contributions received 04/05/2010 £2,202 Westfield School cricket nets. £11,016 Preston Sports Centre. £39,229 towards new education and ranger centre at Yeovil Country Park</p> <p>Highways: 50% of the Financial Contributions received 04/05/2010</p> <p>Education: 50% of the Financial Contributions received 04/05/2010</p> <p>Affordable Housing: Units Agreed: 30</p>			<p>Sports and Leisure: £59442.00</p> <p>Highways: £35,664.34</p> <p>Education: £49,264.34</p>		<p>Status: Underway</p>	<p>No time requirements on paid monies</p> <p>DPO Application refused. Ongoing negotiations between developer and officer continue regarding outstanding obligations.</p>
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<p>Ward: Yeovil (South)</p> <p>10/04822/FUL Parish Yeovil</p> <p>Morrison Lysander Road Yeovil Somerset BA20 2A</p> <p>Single storey sales and cafe extension to north elevation, in-fill extension under existing canopy to east elevation, single storey extension to south elevation and warehouse extension to west elevation with part first floor mezzanine plant room with asso</p> <p>Agreement Date: 02/05/2014</p>	<p>Highways: Highway Improvement Contribution: £30,000 towards the upgrading of the pedestrian crossing south of the Lysander Road junction.</p> <p>Wider Highway Improvement Contribution: £150,000 toward highway scheme to include, junction of site, West Hendford and Lysande</p>			<p>Highways: £180,000.00</p>		<p>Status: Development Completed</p>	<p>Contribution directly to SCC. Checking confirmation with DM at SCC payment made.</p>