

# West Somerset Council

## Cabinet 6<sup>th</sup> March 2019

### Planning Obligations Allocation- Minehead Town Council and Bicknoller Village Hall

This matter is the responsibility of Cabinet Member Cllr Martin Dewdney

Report Author: Tim Burton Assistant Director Planning and Environment / Helen Phillips Housing and Community Projects Officer

#### 1 Executive Summary / Purpose of the Report

- 1.1 The purpose of this report is to make proposals for the allocation of monies secured through planning obligations to individual schemes

#### 2 Recommendations

- 2.1 Cabinet agree the allocation of **£5,000 towards the Bicknoller** village hall and community shop project, our reference Comm094. The total project costs are £124,000 and a significant part of this will be achieved through volunteering of local trades and labour. This is subject to a letter of support being received from the parish council.
- 2.2 Cabinet agree the allocation of **£8,050 towards the Minehead Town Council** local community infrastructure project Comm095. The total project costs are £13,000. This will provide a range of infrastructure items across Minehead and Alcombe and includes; signage, walking and cycling features and benches. The recommendation is again subject to conditions to be set out in a letter of agreement, essentially linking the enhancements to the development/ area that has provided the funds.

#### 3 Risk Assessment

##### Risk Matrix

Description	Likelihood	Impact	Overall
Failure to allocate monies in line with legal agreements causing requirement to repay	1	4	4
The proposals in this report are not matched in the legal agreement	1	4	4
The applicant is unsuccessful in raising the balance of funds and the projects stalls or is cancelled	2	4	8

## Risk Scoring Matrix

<b>Likelihood</b>	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
<b>Impact</b>							

<b>Likelihood of risk occurring</b>	<b>Indicator</b>	<b>Description (chance of occurrence)</b>
1. Very Unlikely	May occur in exceptional circumstances	< 10%
2. Slight	Is unlikely to, but could occur at some time	10 – 25%
3. Feasible	Fairly likely to occur at same time	25 – 50%
4. Likely	Likely to occur within the next 1-2 years, or occurs occasionally	50 – 75%
5. Very Likely	Regular occurrence (daily / weekly / monthly)	> 75%

#### 4 Background and Full details of the Report

#### 5 Links to Corporate Aims / Priorities

5.1 These proposals will enhance facilities for the local communities which are impacted upon by new development. Therefore they also indirectly supporting economic growth and the delivery of much needed new housing including much needed affordable housing.

#### 6 Finance / Resource Implications

6.1 The £5,000 for Bicknoller is available from the planning application ref: 3/01/15/009

6.2 For Minehead Town Council (MTC) the proposal is to pool funding from related sites resulting in a combined contribution to this project of £8,050, but set out so as to meet the specific requirements of the individuals funds;

6.3 From fund 3/21/05/038 – we propose £1,550 - to be used for walking and cycling facilities in the Alcombe area.

6.4 From fund 3/21/09/042 – we propose £6,000 - to be used for enhancing footpath and/or cycle way links between Morrison's superstore and the town centre.

- 6.5 From fund 3/21/08/099 – we propose £500 - to be used towards the provision of or enhancement of community recreational provision, such as benches/ picnic tables/ cycle racks within the town of Minehead.

## **7 Legal Implications**

- 7.1 The funding is available and the individual applications meet the requirements of the terms
- 7.2 A specific condition for the Bicknoller application is that it needs the support of the parish council before it can be progressed. This is expected in March 2019.
- 7.3 A condition of the MTC grant is that all relevant permissions are obtained and that additional supporting material, such as examples of community support, proposed branding, signage type and location should be submitted for approval by the district council before the funding is confirmed.

## **8 Environmental Impact Implications (if any)**

No adverse impacts

## **9 Safeguarding and/or Community Safety Implications**

- 9.1 The club have a child protection and safeguarding policy

## **10 Equality and Diversity Implications**

- 10.1 A requirement of funding is that the organisations have equality policies
- 10.2 The proposed projects will bring improved access to community facilities

## **11 Partnership Implications**

- 11.1 There are no direct implications for WSC.

## **12 Health and Wellbeing Implications**

- 12.1 The Bicknoller project will provide benefits in two key ways; the plan for the Community Shop is to create a meeting area behind and accessed through the shop where residents can meet each other socially over coffee etc, this will particularly benefit those who may be living alone or less physically active.
- 12.2 Secondly, the improvements to the Village Hall kitchen and the creation of a bar will help make the Community Hall into a better social centre, with better facilities for recreational users, and therefore encouraging greater community cohesion.
- 12.3 The MTC project will help raise awareness of existing facilities across the area as well as encouraging walking, cycling and outdoor recreation.

## **13 Asset Management Implications**

- 13.1 None

## **14 Consultation Implications**

14.1 Some initial consultation has already been carried out on both projects and further specific requests have been made as part of the grant conditions.

**Democratic Path:**

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Cabinet/Executive – Yes –**
- **Full Council – No**

**Reporting Frequency:**  **Once only**     **Ad-hoc**     **Quarterly**  
 **Twice-yearly**     **Annually**

**Contact Officers**

Name	Tim Burton	Name	Helen Phillips
Direct Dial	01823 217561	Direct Dial	01823 219438
Email	t.burton@tauntondeane.gov.uk	Email	h.phillips@tauntondeane.gov.uk