

Decision Report

Committee: Executive

Forward Plan Reference: FP/23/05/14

Decision Date: 5 August 2024

Key Decision – Yes



Disposal of Non-Operational Assets

Executive Member(s): Cllr. Ros Wyke – Lead Member for Economic Development, Planning and Assets

Local Member(s) and Division: As detailed below

Executive Director: Jason Vaughan, Corporate and Resources

Executive Summary

This report outlines the proposals to dispose of a number of non-operational buildings and small parcels of land which hold development potential. These sites have been identified following the ongoing review of surplus assets, in accordance with the approved Asset Management Strategy and Plan and Policy for the Disposal of Assets, approved by the Executive on 8th November 2023.

The list of proposed sites is set out below in paragraphs 30.1 to 30.22 and have a combined estimated capital receipt range of £17m to £21m. The financial details for each site are provided within the Confidential Appendix A. Indicative site plans of each of the twenty-two sites can be found within Appendix B.

Recommendations

That the Executive agrees

- a) To authorise the Service Director Strategic Asset Management, in consultation with the interim Head of Legal Services, and the Lead Member for Economic Development, Planning and Assets to execute the disposal of the surplus non-operational assets as set out in paragraphs 30.1 to 30.22
- b) To note that disposal of some of these surplus non-operational assets will result in a loss of future income to the Council and to approve the net income loss as a consequential pressure on the budget within Strategic Asset Management, to be funded by appropriate financial adjustments in budget monitoring and the Medium-Term Financial Plan (MTFP).
- c) Financial details are contained in Confidential Appendix A.
- d) That Appendix A is to be regarded as exempt information and to be treated in confidence, as the case for the public interest in maintaining the exemption outweighs the public interest in disclosing that information.

Reasons for Proposals

- a) The Executive at its meeting of 8th November 2023 tasked the Asset Management Group to bring forward asset disposals, including council office rationalisation proposals.
- b) That the case for applying the exempt information provision as set out in the Local Government Act 1972, Schedule 12A and therefore to treat the attached Appendix A in confidence, as it contains commercially sensitive information, and the case for the public interest in maintaining the exemption outweighs the public interest in disclosing that information.

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Main report and supporting information

Background and Purpose of report

1. Somerset Council has c. 1,300 material individual land and property assets, as well as a large number of much smaller parcels of utility land. This figure includes a large number of assets which cannot be disposed of in the short or medium term - for example, schools, libraries, and a range of other assets supporting the council's statutory operational functions.
2. Somerset Council's Asset Management Strategy and Plan were approved by the Council on 22nd February 2023. The document sets out the Council's strategic objectives for property asset management, the approach the Council will take to managing its property assets, and a series of high-level commitments to guide property asset management decisions and policy making. The Asset Management Strategy sets out an objective to ensure that the council's estate is financially sustainable, efficient, and effective; the financial challenges facing Somerset Council bring this objective into focus.
3. In response to the Council's requests for exceptional financial support, the previous Government agreed a capitalisation direction and encouraged Somerset Council to sell non-operational assets, along with commercial properties and use the receipts to fund essential services. As a result of our financial position, and reliance on a capitalisation directive, Somerset Council is committed to a rationalisation of its property and land portfolio, reducing holding and management costs and achieving capital receipts. The Council's current financial plans depend on the disposal of assets to help bridge an £80m funding requirement in the current financial year and a £100m budget gap for 2025 / 2026.

This report recommends the disposal of a number of non-operational assets in order to generate capital receipts and contribute towards the Council's financial emergency. A key objective in our disposals programme is to achieve the best sale prices reasonably obtainable. This being the case, commercial information relating to individual asset disposals is set out within confidential appendices or reports which are discussed in confidential session as it contains sensitive financial information

4. The main opportunities being explored to dispose of assets in the short to medium term relate to: -
 - **The investment property portfolio.** A separate programme for disposing of the council's commercial 'investment for yield' portfolio is underway; this programme is being overseen by the Property & Investments Executive Sub-Committee and is outside of the scope of this report.
 - **Non-operational assets** that are leased out at low yield, assets formerly leased out which are currently void or vacant, or assets leased out at higher yields where there are particular reasons to consider disposal. This group includes a range of non-operational property acquired historically by the five previous District Councils and the County Council, or in some cases the pre-1974 District or Borough Councils.

- **Operational assets** where there are opportunities to rationalise and reduce the amount of space used to support operations. Currently, the main focus in this area is the council's office estate, along with other specific assets that are no longer required for service use. In due course, as services are aligned and transformed in the new unitary authority there will be opportunities to rationalise depot sites and work has started on a review of this area. Further opportunities to dispose of assets in this category will also arise if the scope of the council's operational requirements changes as a result of savings proposals put forward by service areas, or as a result of wider organisational transformation.
 - **Land held for development.** This covers sites originally acquired for regeneration purposes as well as land already subject to various option or promotion agreements.
 - **Small parcels of surplus land** with development potential or hope value. We have an ongoing programme reviewing small amenity land parcels with limited strategic or operational value.
5. The timing and value of capital receipts is extremely hard to predict, particularly where sale agreements are subject to planning consents, which in turn are often dependent on phosphate mitigation solutions. Conditional asset disposals of larger, more complicated sites may take a number of years to progress to completion.
- The project value of receipts for the financial year 2024 / 2025 is in the region of £30m from the current pipeline of surplus assets, although some proposed disposals there is a financial risk and planning assumptions which may require some mitigation.
6. The Council's Asset Management Group are reviewing Property Rationalisation opportunities and Non-Operational assets and the assets listed in paragraph 30.1 to 30.22 have been declared surplus. Local Members will be consulted, and the City, Town and Parish Councils have been informed where appropriate.
7. The accompanying Confidential Appendix A contains commercially sensitive information relating to the Council's financial and business affairs. Officers therefore recommend that this is treated as exempt information. "Exempt information" is defined by Section 100 of the Local Government Act 2023, by Schedule 12A to that Act. The estimated receipt is considered to be commercially confidential to ensure that the Council obtains the best market value for this and other future disposals, and to protect the confidential commercial interests of the buyers.
8. Whilst these non-operational assets remain the responsibility of Somerset Council, expenditure is being incurred to keep these properties secure and safe.
9. All disposals will include covenants, where appropriate, to protect the Council so that any future development value will be covered by an overage clause in the transfer.

Links to Council Plan and Medium-Term Financial Plan

10. Disposals of surplus non-operational assets will support the Medium-Term Financial Plan and the delivery of the Somerset Council Plan 2023 - 2027 priorities and to reduce debt.

Other Options Considered

11. The option of retaining these land holdings and building have been considered by the Asset Management Group and through discussions with a number of internal departments, however retention is not recommended due to the Council not having a future operational business requirement or use for the sites and the fact that the Council has a financial imperative to raise capital receipts. Some of the sites will require further investment to improve the condition of the buildings and the surrounding areas.

Key considerations for the Council

Scrutiny comments / recommendations:

12. A draft of this report was presented to Corporate and Resources Scrutiny committee on 24th July 2024. Scrutiny Committee for Corporate and Resources discussed the proposals in detail. They challenged the rationale on some and sought clarification from officers on others. However, after explanation and clarification the Committee agreed the recommendations of the report.

Consultation and Feedback

13. The Strategic Asset Management Team has engaged with the housing enablement and economic development services to assess whether there is a need for the holding to support statutory services or address need. In this case, no internal need has been identified with the exception of a potential opportunity in relation to one of the sites which is noted in paragraph 30.2.
14. The relevant Local Members have been consulted on these proposals as well as discussions with City, Town, and Parish Councils where appropriate.

Financial and Risk Implications

15. Subject to successful negotiations the proposed disposals of these assets will achieve a gross capital receipt for the Council, the full estimated value of each asset can be found in Confidential Appendix A. The net proceeds will be available to repay debt or support the council's Medium Term Financial Plan.
16. Any Somerset Council costs which relate to the disposal will be funded from the capital receipt, up to a capped maximum of 4% of the sale value. Should costs exceed this value then any value exceeding this amount will be met from the Strategic Asset Management operational revenue budget. A notional allowance is budgeted for each year in order to cover this eventuality.
17. The terms of any asset disposal will be negotiated on a case-by-case basis. The presumption is that the terms will be fundamentally commercial in nature with the aim of maximising the financial return to the Council: either directly via capital receipt, through rental income or through a reduction in financial liabilities.

Restrictive covenants, uplifts, and clawback clauses will be applied as appropriate to any sales, with the exact form of these agreements to be decided on a case-by-case basis.

- 18. With some proposed disposals, there will be a loss to the Council in potential future rental income. The amount paid in rent to the Council by the current tenants can be found in the Confidential Appendix A. This loss of net income is added to the MTFP would add a further budget pressure for 2025 / 2026.
- 19. A risk in all property transactions is that the sale may not progress as quickly as the Council expects after the decision is signed, due to (for example) negotiations with the purchasers, formality of completing paperwork and change of buyer circumstances. If this were to happen, it would most likely be due to factors outside of the Council's control.

Likelihood	4	Impact	4	Risk Score	16
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- 20. The Council is at risk of a Section 114 notice. There is a risk that if a Section 114 notice is issued, the Council may be forced to cede local control over decisions on asset disposals, with the risk that the Council's strategic and asset management objectives may not be achieved. Stepping up our disposal programme is an important part of mitigating that risk.

Legal Implications

- 21. The legal work to progress the land and property disposals will be conducted through the Council's in-house Legal Services team, who will draft the necessary legal documentation for the proposed disposal and will provide legal advice and support to ensure that the Council's interests in respect of the same are protected. Where required supplemental external legal support may be brought in to provide additional capacity to progress sales transactions.
- 22. The lawful implications of the proposal have been considered in the preparation of this report. When disposing or repurposing our property assets, the County Council's responsibility is to ensure that all relevant legislation is complied with; this includes Section 123 of the Local Government Act 1972 (Disposal of land by principal councils), which requires the Authority to obtain 'best consideration' for any property that is disposed of.

HR / Workforce Implications

- 23. There are no direct HR implications arising from this report

Other Implications

Equalities Implications

- 24. Having had due regard to the Public Sector Equality Duty we do not foresee and disproportionate positive or negative impacts from this decision to dispose of a number of surplus assets. No current Council service will be affected.

Community Safety Implications

- 25. There are no Community Safety implications arising from this report.

Climate Change and Sustainability Implications

26. There are no direct Climate Change and Sustainability implications arising from this report; however, the anticipated reduction to the council's non-operational estate will reduce the council's carbon footprint significantly through a more efficient use of other operational space.

Health and Safety Implications

27. There are no Health and Safety implications arising directly from this report.

Health and Wellbeing Implications

28. There are no Health and Wellbeing implications arising directly from this report.

Social Value

29. There are no social value implications arising directly from this report.

Proposed disposal list of Non-Operational Assets

30.1 Development Land at Manor Farm, Lopen

The site proposed for disposal is a part of a much larger farm holding within Lopen, South Petherton. It is proposed that approximately fifty acres will be retained and continue to be let for farming purposes. Planning permission has been secured for permitted development for the change of use of two agricultural buildings to two dwellinghouses. A further planning application has been submitted for conversion of the existing traditional listed buildings to five dwellings. Following the outcome of the planning application, the development will be disposed at auction.

There is an adjoining parcel of land edged in green where there are discussions with Lopen Parish Council for potential amenity land by use for the local community.

30.2 Land at Evercreech

The Council has been in negotiation with an affordable housing provider, who wishes to enter into an agreement to purchase the site under an option agreement. Further discussions are underway to finalise the Council's needs in respect of tenure mix, along with provision accommodation which would be suitable for adult social care requirements.

In order to secure the site whilst the developer undertake the planning process, an option fee would be payable to the Council, the value of which can be found in Confidential Appendix A.

Should planning permission be granted, the Council would then sell the site to the developer. The estimated value of the sale can be found in Confidential Appendix A.

Should planning permission be refused, the developer would not purchase the site and would forfeit their deposit. If this were to occur, the Council would then explore other options for the disposal of the site.

30.3 Downs Farm, Donyatt

The site proposed for disposal, as detailed within Appendix B – 30.3 can be identified as shaded red, is a small part of a much larger farm holding which will be retained and continue to be let for farming purposes.

The current tenant has expressed an interest in purchasing the farmstead and part of the holding at a current market value, with the freehold of surrounding farmland being retained by the Council.

There will not be a change of use and the farming activity will continue but on a more flexible basis.

No discount will be offered to the current tenant and relevant covenants will be included for subsequent conversion of any agricultural buildings.

30.4 Market House, Taunton

The Market House is a historic Grade II Listed building located within The Parade, Fore Street, Taunton. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The building will become surplus to Somerset Council due to the withdrawal of funding for Visitor Services, which were the only Council service within the building, which are now funded by Taunton Town Council.

It is proposed to dispose of this asset on the open market; options for the future operation of Visitor Services are being discussed with Taunton Town Council and the outcome of these discussions will inform the detailed terms of a sale agreement (with the potential to secure a lease for the Visitor Services if desired).

30.5 Unit 4, Blackdown Business Park, Wellington

This tenanted site requires redevelopment.

The Estates team have appraised the site and note that there is good demand for freehold commercial units in the area with the two adjoining units in the Business Park recently being sold.

It is proposed to dispose of the unit on the open market with the tenant in-situ via auction.

30.6 Roughmoor Enterprise Centre, Williton

This is an older industrial estate in Williton, West Somerset and comprises of 15 small units which are let to a number of tenants. There is no active economic development or business support provision by the Council on the site which,

accordingly, is considered as a commercial asset rather than as part of our current Enterprise Centre network.

It is proposed to dispose of this asset on the open market.

30.7 Barns Close Industrial Estate, Dulverton

This is an older industrial estate set within a residential area in Dulverton, which comprises of four units and is let to two-tenants. Again, this asset is considered to be a commercial asset rather than as part of our current Enterprise Centre network.

It is proposed is to dispose of this asset via auction.

30.8 Yeovil Small Business Centre

This business park, which is made up of two-blocks of light industrial space is set within Houndstone Business Park was acquired by the former South Somerset District Council and dates from the 1930s and was previously utilised as a former military building.

It has no active economic development value and is considered to be a commercial asset.

It is proposed to dispose on the asset on the open market.

30.9 Land at Splatt, Spaxton

Planning permission was obtained during 2020 on the farm buildings and a sale of the house and farm buildings concluded during the same year.

The land which was retained by Somerset Council is currently leased. The remaining eighty-seven acres has limited use for new entrant farmers, nor does it have any Phosphates or Biodiversity loss mitigation value.

It is proposed that this is to be placed for sale on the open market.

30.10 Land at Thorne Marsh, Castle Cary

This holding comprises of ninety-two acres or thereabouts, with the farmhouse which is no longer held by the Council. Situated to the north of the holding, there is potentially an opportunity for some phosphate mitigation which is in the region of 5-acres. Further detailed studies are being progressed on this.

The proposal is to retain this small parcel of land, if appropriate, and sell the remaining land which is not considered to have any strategic or operational use for new entrant farmers nor Phosphate or Biodiversity loss mitigation on the open market with the standard covenants in place.

30.11 Land at Forton, Chard

The holding of ninety-two acres is situated on the edge of Chard. Previously, the Grade II listed house and farm buildings which were in a poor condition were sold by the former Somerset Council. The land was retained and is currently rented, and it has little potential for redevelopment opportunities.

The land has been appraised and are considered by the team to have limitations for new entrants to farming, nor any Phosphate or Biodiversity loss mitigation value.

The proposal is to sell on the open market with the standard covenants in place.

30.12 Leaze Farm, Lympsham

Leaze Farm, Lympsham comprises of a house and farm buildings which are being returned to the Council due to the end of the tenancy.

The Estates Team have submitted a planning application, and should this be secured, the asset will be disposed of via the open market with the appropriate covenants in place, whilst retaining most of the land.

30.13 Cornhill Complex, Bridgwater

Cornhill is a historic Grade I listed building within Bridgwater, with most of the premises leased to a well-known restaurant chain, but also includes an indoor market of thirteen units selling a variety of goods.

The proposal is to dispose on the open market, subject to discussions with Bridgwater Town Council which are ongoing.

30.14 C Block, County Hall, Taunton

Somerset Council has a property rationalisation programme and reviewing the office accommodation in Taunton. C Block at County Hall is part of the first phase which includes the relocation of services in the Yeovil and West Somerset areas.

Whilst the property remains the responsibility of Somerset Council, expenditure is being incurred to keep the property secure and safe.

Marketing has commenced and will be of interest to developers who will potentially seek a change of use for permitted development or a full planning application for residential housing. In particular we are seeking interest that would secure key worker accommodation.

30.15 Disposal of part of Firepool Development

There is a part of the Firepool site (to the north of Canal Way) which is considered to be ready for disposal.

The proposal is to dispose of the part, which is situated to edge of the site, adjacent to Trenchard Way. This part of the site has already been identified in the Masterplan as student accommodation.

30.16 Fiveways Resource Centre, Yeovil

Fiveways Resource Centre is a site which is made up by a mixture of traditional brick buildings, single storey framed buildings and a large light industrial building, along with various parking, roads and turning point, together with landscaped areas and a range of semi-mature and mature trees. This combined comprises of 2.04 acres, with the buildings currently extending to a total area of 2,301 sq. m (24,767 sq. ft). This site is located on Ilchester Road, Yeovil.

The property has been marketed by Greenslade Taylor Hunt; a sale has been agreed, subject to planning, with a developer who intends to redevelop the site to provide supported living units.

30.17 55 North Street, Wellington

This building situated within Wellington is currently housing Wellington Library on a temporary basis, whilst 16 Fore Street in the town is being refurbished. It is estimated that these works will be due to complete in the later stages of summer 2024 and following the relocation of the library back to its original home, this building will become vacant. Located on site there is a temporary unit which is in poor condition.

Asset Management Group have formally declared this asset to be surplus to any immediate or future predicted use following the completion of the library works at Fore Street; Wellington Town Council have already been made aware that the site will be coming forward to the market.

The Estates Team within Strategic Asset Management have liaised with colleagues within the Housing Development Team who have confirmed that there is no projected or strategic need for the authority to retain this site.

It is proposed is to dispose of this asset on the open market, potentially via auction and the site may be of interest to a small developer.

30.18 Boden Mill, Chard

This former lace factory, dating from approximately 1820, is made up of a Grade II listed 4-storey building, with the fifth floor being an attic space, at is situated off the A358 Silver Street, Chard. The lace business closed during the 1930's and the building has seen a variety of uses since.

It was acquired with funding from the RDA by the former South Somerset District Council a number of years ago with the intention to use the asset to form part of the Chard regeneration scheme. However, this part of the regeneration was paused due to lack of funding, along with delays to plans which were results of objects raised at the time by Historic England.

Whilst this vacant asset remains the responsibility of Somerset Council, expenditure is being incurred to keep the property secure and safe. Following a long period of exploratory work with various local partners to try to secure a viable re-development opportunity there is limited prospect of regeneration of the site in the short to medium term. This report recommends moving to a more proactive disposal strategy for the site in order to avoid the risk and cost of holding.

30.19 Boden Centre, Chard

The Boden Centre, which is made up of a two-storey red brick building, expanding to approximately 385.78 m² was previously owned by the former South Somerset District Council.

The property has an in-situ tenant held under a tenancy-at-will with the net income identified within Confidential Appendix A.

30.20 Land at Ash, Martock

Somerset Council owns several parcels of land at Ash. Some parts of this land are held on a long-term pre-1986 Agricultural Holdings Act tenancy and the new special school Hill View School has been built on one part of the holding.

Two parcels of land have been declared surplus by Asset Management Group as identified within Appendix B 30.20 and are made up of 17.7Ha and 0.16Ha.

The proposal is to sell on the open market with the standard covenants and /or uplift in place.

30.21 11 South Street, Wiveliscombe

This property, situated within South Street, formed part of the Academy Lease with Kingsmead School since 2011 and was utilised as a Caretakers House. The academy recently informed the Council that this property is vacant and under the lease terms was surrendered back to the Council.

The Estates Team have engaged with Childrens Services who have confirmed that they have discounted this asset for a projected future need, due to the volume of remodelling work and financial investment required to enable occupation.

The proposal is to sell on the open market.

30.22 Mary Street Car Park, Mary Street, Taunton

This small multi storey car park is located within the centre of Taunton, has been put forward for release by Parking Services as they have identified that capacity can be met in the Council's owned Orchard Street multi storey, which lies adjacent.

The asset suffers from anti-social behaviour issues and requires ongoing management and investment in maintenance.

It is considered that the site has residential development potential, and a Planning pre-application is being undertaken for residential use.

Appendices

31. Appendix A - Confidential financial and background information.
Appendix B – Site Plans

Background Papers

32. Scrutiny Committee - Corporate and Resources 4th January 2024
Item 9 – Surplus Assets Review

<https://democracy.somerset.gov.uk/documents/s22241/Scrutiny%20Committee%20-%204th%20January%202024%20Surplus%20Asset%20Review.pdf>

33. Executive - 8th November 2023
Item 64 – Policy for the Disposals of Assets.

<https://democracy.somerset.gov.uk/documents/s16516/Report%20-%20Policy%20for%20the%20Disposal%20of%20Assets.pdf>

34. Asset Management Strategy and Plan and Policy for the Disposal of Assets

<https://www.somerset.gov.uk/planning-buildings-and-land/council-buildings/>

Report Sign Off

	Officer Name	Date Completed
Legal & Governance Implications	David Clark	09/07/2024
Finance & Procurement	Nicola Hix	15/07/2024
Workforce	Dawn Bettridge	08/07/2024
Asset Management	Oliver Woodhams	08/07/2024
Executive Director / Senior Manager	Jason Vaughan	08/07/2024
Executive Lead Member	Cllr. Ros Wyke – Lead Member for Economic Development, Planning and Assets	08/07/2024
Consulted:	Councillor Name	
Local Division Members	See separate list	Sent 16/07/2024
Opposition Spokesperson	Cllr. Mark Healey for Prosperity, Assets and Development	22/07/2024
Scrutiny Chair	Cllr. Bob Filmer – Scrutiny Committee – Corporate & Resources	24/07/2024

Local Division Members	
Asset (30.1)	Development Land at Manor Farm, Lopen
Local Division Members	Cllr Adam Dance, Cllr Jo Roundell Greene
Asset (30.2)	Land at Evercreech
Local Division Members	Cllr Claire Sully, Cllr Bob Reed
Asset (30.3)	Downs Farm, Donyatt
Local Division Members	Cllr Sue Osborne, Cllr Val Keitch
Asset (30.4)	Market House, Taunton
Local Division Members	Cllr Simon Coles, Cllr Federica Smith-Roberts
Asset (30.5)	Unit 4, Blackdown Business Park, Wellington
Local Division Members	Cllr Ross Henley, Cllr Sarah Wakefield
Asset (30.6)	Roughmoor Enterprise Centre, Williton
Local Division Members	Cllr Rosemary Woods, Cllr Hugh Davies
Asset (30.7)	Barns Close Industrial Estate, Dulverton
Local Division Members	Cllr Frances Nicholson, Cllr Steven Pugsley
Asset (30.8)	Yeovil Small Business Park
Local Division Members	Cllr Jeny Snell, Cllr Peter Seib
Asset (30.9)	Land at Splatt, Spaxton
Local Division Members	Cllr Brian Bolt, Cllr Mike Caswell
Asset (30.10)	Land at Thorne, Castle Cary
Local Division Members	Cllr Kevin Messenger, Cllr Henry Hobhouse
Asset (30.11)	Land at Forton, Chard
Local Division Members	Cllr Jason Baker, Cllr Connor Payne
Asset (30.12)	Leaze Farm, Lympsham
Local Division Members	Cllr Bob Filmer, Cllr Tony Grimes
Asset (30.13)	Cornhill Complex, Bridgwater
Local Division Members	Cllr. Brian Smedley, Cllr. Kathy Pearce
Asset (30.14)	C Block, County Hall
Local Division Members	Cllr John Hunt, Cllr Caroline Ellis
Asset (30.15)	Firepool Development

Local Division Members	Cllr Simon Coles, Cllr Federica Smith-Roberts
Asset (30.16)	Fiveways Centre, Yeovil
Local Division Members	Cllr Dave Woan, Cllr Andy Kendall
Asset (30.17)	55 North Street, Wellington
Local Division Members	Cllr. Marcus Barr & Cllr. Andrew Govier
Assets (30.18 and 19)	Boden Mill, Chard & Boden Centre, Chard
Local Division Members	Cllr Connor Payne & Cllr Jason Baker
Asset (30.20)	Land at Ash, Martock
Local Division Members	Cllr. John Bailey & Cllr. Emily Pearlstone
Asset (30.21)	11 South Street, Wiveliscombe
Local Division Members	Cllr Gwil Wren & Cllr David Mansell
Asset (30.22)	High Street Car Park, Taunton
Local Divisional Members	Cllr John Hunt, Cllr Caroline Ellis