

CABINET

Meeting to be held on 1 October 2014 at 4.30 pm

Council Chamber, Williton

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of Cabinet held on 3 September 2014 to be approved and signed as a correct record – **SEE ATTACHED.**

3. Declarations of Interest

To receive and record declarations of interest in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Leader to advise the Cabinet of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three-minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Forward Plan

To approve the latest Forward Plan published on 19 September 2014 – **SEE ATTACHED.**

6. Cabinet Action Plan

To update the Cabinet on the progress of resolutions and recommendations from previous meetings – **SEE ATTACHED.**

7. Request for Allocation of Planning Obligations Funding

To consider Report No. WSC 139/14, to be presented by Councillor K V Kravis, Lead Member for Resources and Central Support – **SEE ATTACHED.**

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

8. Corporate Budget Principles

To consider Report No. WSC 138/14, to be presented by Councillor K V Kravis, Lead Member for Resources and Central Support – **TO FOLLOW**.

The purpose of the report is to obtain approval for corporate budget principles for the approach to budget setting for 2015/16.

9. Scrutiny Recommendations – Quantock Hills AONB

To consider Report No. WSC 140/14, to be presented by Councillor P Murphy, Chairman of Scrutiny Committee – **SEE ATTACHED**.

The report details the recommendation of Scrutiny Committee to Cabinet, arising from the presentation received from Chris Edwards, Manager of the Quantock Hills Area of Outstanding Natural Beauty at the meeting of Scrutiny Committee on 7 August, 2014.

10. West Somerset Local Plan – Request for Additional Budget

To consider Report No. WSC 137/14, to be presented by Councillor K H Turner, Lead Member for Housing, Health and Wellbeing – **SEE ATTACHED**.

The purpose of this report is to seek Cabinet approval for recommendation to Council for the provision of a supplementary estimate of £74,750 in the year 2014/15. Subject to approval this budget will allow for the progression of the West Somerset Local Plan to publication.

COUNCILLORS ARE REMINDED TO CHECK THEIR POST TRAYS

The Council's Vision:

To enable people to live, work and prosper in West Somerset

The Council's Corporate Priorities:

- Local Democracy:
Securing local democracy and accountability in West Somerset, based in West Somerset, elected by the people of West Somerset and responsible to the people of West Somerset.
- New Nuclear Development at Hinkley Point
Maximising opportunities for West Somerset communities and businesses to benefit from the development whilst protecting local communities and the environment.

The Council's Core Values:

- Integrity
- Respect
- Fairness
- Trust

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

Risk Scoring Matrix

Likelihood	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
Impact							

Likelihood of risk occurring	Indicator	Description (chance of occurrence)
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%

- Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;
- Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.

CABINET**MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2014****AT 4.30 PM****IN THE COUNCIL CHAMBER, WILLITON****Present:**

Councillor T Taylor Leader

Councillor K V Kravis
Councillor C Morgan
Councillor A H Trollope-Bellew
Councillor D J WestcottCouncillor K M Mills
Councillor S J Pugsley
Councillor K H Turner**Members in Attendance:**Councillor M J Chilcott
Councillor A P Hadley
Councillor A F Knight
Councillor P H Murphy
Councillor D J SandersCouncillor M O A Dewdney
Councillor B Heywood
Councillor E May
Councillor K J Ross
Councillor M A Smith**Officers in Attendance:**Chief Executive (P James)
Assistant Chief Executive (B Lang)
Assistant Director – Resources (P Fitzgerald)
Corporate Strategy and Performance Manager (P Harding)
New Nuclear Programme Manager (A Goodchild)
Major Projects Manager (J Holbrook)
Assistant Director – Planning and Environment (T Burton)
Assistant Director – Operational Delivery (C Hall)
Finance Manager (S Plenty)
Assistant Director – Housing and Community Development (S Lewis)
Housing & Community Project Lead (A Summers)
Meeting Administrator (K Kowalewska)**CAB30 Apologies for Absence**

No apologies for absence were received.

CAB31 Minutes of the Meeting held on 6 August 2014

(Minutes of the Meeting of Cabinet held on 6 August 2014 - circulated with the Agenda.)

RESOLVED that the Minutes of the Meeting of Cabinet held on 6 August 2014 be confirmed as a correct record.

CAB32 Declarations of Interest

Members present at the meeting declared the following personal interests in their capacity as a Member of a County, Parish or Town Council:

Name	Minute No.	Member of	Action Taken
Councillor K H Turner	All	Brompton Ralph	Spoke and voted
Councillor D J Westcott	All	Watchet	Spoke and voted
Councillor P H Murphy	All	Watchet	Spoke
Councillor K J Ross	All	Dulverton	Spoke

In addition, the following interests were declared:

Name	Minute No.	Description of interest	Personal or Prejudicial	Action Taken
Cllr A H Trollope-Bellew	CAB38	Supplies water to Church House	Personal	Spoke and voted
Cllr K J Ross	CAB39	Wife works for Engage	Personal	Spoke
Cllr K V Kravis	CAB40	Association with owners of the Blue Anchor Hotel	Prejudicial	Left the Chamber

CAB33 Public Participation

No member of the public had requested to speak.

CAB34 Forward Plan

(Copy of latest Forward Plan published 15 August 2014 – circulated with the Agenda.)

The purpose of this item was to approve the latest Forward Plan published 15 August 2014.

RESOLVED that the latest Forward Plan published 15 August 2014 be approved.

CAB35 Cabinet Action Plan

There were no resolutions/recommendations from the meeting held on 6 August 2014 that required monitoring.

CAB36 Corporate Performance Quarter 1

(Report No. WSC 118/14 – circulated with the Agenda.)

The purpose of the report was to provide Members with an update on progress in delivering the corporate priorities and the performance of council services for the period 1 April 2014 to 30 June 2014. The report also provided an overview of the outcome of the Council satisfaction survey.

The Leader of Council presented the item, providing details and an explanation on the new way of reporting performance monitoring. The changes included: performance reports would only be presented to the Scrutiny Committee in quarters 2 and 4 prior to being presented to Cabinet; service indicators would be presented based upon the new Joint Management Team structure, and the measure of staff sickness absence had been dropped as all staff were now employed by Taunton Deane Borough Council. He then summarised the coloured status for each performance indicator headline. The Leader recognised that particular concerns had been expressed regarding planning applications and gave reassurance that whilst the Planning department was in the process of being restructured the issue was being looked at very carefully in order to maintain the high standards that had been attained previously. The Leader further advised that the annual satisfaction survey responses reflected very well on West Somerset Council.

The Leader proposed the recommendation of the report which was seconded by Councillor K H Turner.

The Corporate Strategy and Performance Manager advised that although the indicators currently provided were not indicative of how performance would progress throughout the year, and in light of the changes to staffing, performance was holding up very well and was looking encouraging. He reassured Members that the monitoring of staff sickness was a key indicator and would continue to be rigorously monitored as part of the JMASS project.

During the debate the following main points were raised:

- In response to a suggestion that it would be useful to obtain comparison figures with other local authorities for satisfaction relating to the way in which councils ran their services and provided value of money, the Corporate Strategy and Performance Manager agreed to investigate and report back if information was available. He advised that as part of a national initiative, whereby a standard questionnaire would be issued by all local authorities, benchmarking against other authorities would be possible in the future.
- Clarity was provided on Priority 2 Key Task 3.4 and Cabinet was informed that an update report would be presented in October as regards a feasibility study relating to how best to spend the leisure funding.
- Concerns were raised regarding the performance of planning.
- Members underlined the importance of being kept informed of staff sickness absence and both the Chief Executive and the Corporate Strategy and Performance Manager agreed that at Members' request sickness monitoring would be included for the next quarter, and that measures would be developed to report equally across both West Somerset and Taunton Deane councils.

In light of concerns raised, it was proposed and seconded that the measure of staff sickness absence be included in future corporate performance reports.

RESOLVED (1) that the progress in delivering the corporate priorities for 2014/15 be noted.

RESOLVED (2) that the measure of staff sickness absence would continue to be reported in future corporate performance reports.

CAB37 Financial Monitoring Quarter 1

(Report No. WSC 117/14 – circulated with the Agenda.)

The purpose of the report was to provide updated in year financial information on a range of issues including budgetary monitoring and business rate retention.

The Lead Member for Resources and Central Support presented the item and reported on the underspend figure that would be transferred to the General Reserves and advised that officers were very keen to carry out further investigation on business rates exposure in order to come forward with recommendations. She went on to propose the recommendations which were duly seconded by Councillor S J Pugsley.

The Assistant Director – Resources responded to a series of questions and issues raised by Members relating to business rates.

Concern was raised regarding building control income from fees being significantly below budget and whether action was being taken to mitigate the problem. The Lead Member for Environment – General stated that a report would be presented in November on the proposals for a joint building control partnership.

The Lead Member for Resources and Central Support advised that a breakdown of costs relating to the public conveniences overspend would be reported in the next quarterly review.

RESOLVED (1) that the predicted financial position of the Council for 2014/15 be noted.

RESOLVED (2) that the transfer of £192,345 to the Business Rates Earmarked Reserves to protect against volatility and offset accounting timing differences in business rates retention funding be approved.

CAB38 Hinkley Point C Community Impact Mitigation Fund

(Report No. WSC 120/14, circulated with the Agenda.)

The purpose of the report was to present the recommendations of the Hinkley Point C Planning Obligations Board (which consists of EDF, Sedgemoor District Council, Somerset County Council and West Somerset Council) to Cabinet for final approval.

The report was presented by the Lead Member for Resources and Central Support. She provided background information on the Housing Fund and advised that proposals for the Community Impact Mitigation (CIM) Fund were considered by the Planning Obligations Board using nine evaluation

criteria. The Lead Member then went on to brief Members on the four applications received and confirmed that applicants could resubmit their application if the Board declined it for approval.

The recommendations contained within the report which were duly proposed and seconded.

Members expressed support and agreed that the CIM fund would provide fantastic opportunities for the community.

In reply, the Lead Member confirmed that a summary of monies received, allocated to projects and released would be included in future reports in order to aid monitoring.

The Major Projects Manager advised that update reports would be provided to Cabinet and Council on a bi-monthly basis when applications on projects were received.

RESOLVED (1) that the recommendation of the Planning Obligations Board in relation to the draft Housing Strategy be noted.

RESOLVED (2) that it is recommended to Council to allow for the release of funds for two projects from the £3,500,000 that has been paid by EDF to West Somerset Council for the Community Impact Mitigation (CIM) Fund. This consists of:

- £90,373 for Stogursey Parish Council for the construction of new play area equipment at Burgage Road, Stogursey; and
- £250,000 for Wembdon Village Hall and Playing Fields Trust towards the construction of a new village hall and playing fields in Wembdon.

CAB39 Supporting Communities to make CIM Applications

(Report No. WSC 115/14, circulated with the Agenda.)

The purpose of the report was to seek Cabinet approval for the use of £10,000 of the Hinkley Earmarked Reserve to fund Engage West Somerset in supporting organisations to access the Community Impact Mitigation Fund relating to Hinkley Point C.

The Lead Member for Community and Customer presented the item and provided Members with the background information, highlighting that Engage would only work with organisations which had been forwarded on to them by West Somerset Council. He also reported that Engage's activity would be monitored every quarter by the Hinkley Policy Advisory Group.

The Lead Member proposed the recommendations in the report, and that amendments to the second and third recommendations be made so that they read as follows:

3.1 – 'that Cabinet approve the use of up to £10,000 of the Hinkley Holding Account to fund Engage West Somerset in supporting organisations in West Somerset to access the Community Impact Mitigation Fund relating to Hinkley Point C'; and

3.3 – ‘that the New Nuclear Programme Manager, the Economic Regeneration and Tourism Manager and the Housing & Community Project Lead will monitor the performance through the Hinkley PAG and the Lead Member for Communities on spend and feedback from Engage West Somerset’.

The recommendations and amendments were seconded by Councillor K H Turner.

During the discussion the following points were made:

- The proposal was seen as an investment and would ensure that the Council maximised the chances for organisations to obtain money from the CIM Fund and would also be the most cost effective way to get the best results for communities in West Somerset.
- Communication of the service to be provided by Engage was necessary as well as providing advice on how organisations submitted bids to access the CIM Fund.
- Clarification was provided that only projects within the West Somerset border would be supported and eligible to access the CIM Fund.

A further amendment to recommendation 3.1 was proposed by Councillor K V Kravis to include ‘in West Somerset’ after the word ‘organisations’, which was duly seconded.

RESOLVED (1) that the use of up to £10,000 of the Hinkley Holding Account to fund Engage West Somerset in supporting organisations in West Somerset to access the Community Impact Mitigation Fund relating to Hinkley Point C be approved.

RESOLVED (2) that the New Nuclear Programme Manager, the Economic Regeneration and Tourism Manager and the Housing & Community Project Lead are collectively granted delegated authority to instruct Engage West Somerset to work with organisations who have submitted Expressions of Interest to assist them in making Full Applications.

RESOLVED (3) that the New Nuclear Programme Manager, the Economic Regeneration and Tourism Manager and the Housing & Community Project Lead will monitor the performance through the Hinkley PAG and the Lead Member for Communities on spend and feedback from Engage West Somerset.

CAB40 Blue Anchor Coastal Protection Scheme

(Report No. WSC 119/14, circulated with the Agenda.)

The purpose of the report was to provide an urgent update to Cabinet on the Blue Anchor coastal protection scheme and the options that now face this Council. The urgency is based around the Environment Agency’s inability to hold the allocated money against this project.

The Lead Member for Environment – General presented the report in detail and went on to thank the Assistant Director – Operational Delivery for producing the report at short notice. He emphasised that as this was a

WSC project, the Council ran the risk of having to meet any additional costs if the project went over budget, and he drew Members' attention to the number of options for consideration and the risks associated with each one.

The Assistant Director – Operational Delivery provided Members with an account of the report and the project's history, and advised that the Council had genuine support from the Environment Agency to improve the bid prior to a resubmission.

In response, an assurance was provided that the project would not be commissioned unless the Council was reasonably confident it could be completed. The Assistant Director provided details of the overall cost of the scheme and the Council's contribution, advising that the Environment Agency would only support the scheme and release their contribution to WSC after assessing a number of factors, one of which being whether it would financially stack up. He stressed that the bid would not be resubmitted without having assurance that the hotelier's contribution was secured.

It was requested that reference be made to borrowing funds in the report which was to be presented to full council within the paragraph that detailed funding choices.

The Lead Member proposed the recommendations in the report, with an amendment to the wording printed in recommendation 3.2 to include 'two or' after the word 'option'; and an additional recommendation to read: 'It is recommended that Council include £25,000 in the approved capital programme as a contribution towards this project, to be funded from revenue reserves as a supplementary estimate'. The recommendations and amendments were seconded by Councillor C Morgan.

RESOLVED (1) that it is recommended to Council to consider progressing with option two as the most affordable option, and presents the least risk to this Authority.

RESOLVED (2) that it is recommended to Council that should members wish to progress with option two or three, West Somerset Council does not financially underwrite the longevity of any scheme in the form of a guarantee to the hotel owners.

RESOLVED (3) that it is recommended that Council include £25,000 in the approved capital programme as a contribution towards this project, to be funded from revenue reserves as a supplementary estimate.

The meeting closed at 6.15 pm

9
Weekly version of Forward Plan published on 19 September 2014

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
FP/14/11/01 6/02/2014	5 November 2014 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/14/11/02 6/02/2014	5 November 2014 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245
FP/14/11/03 29/04/2014	5 November 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Hinkley Point C Community Impact Mitigation Fund Decision: to agree the release of funding for the Community Impact Mitigation Fund		No exempt / confidential information anticipated	James Holbrook, Major Projects Manager (Hinkley Point) 01984 635218
FP/14/11/04 5/08/2014	5 November 2014 By Councillor D Westcott – Lead Member for Community and Customer	Title: Council Tax Rebate Scheme – Review for 2015/16 Decision: to provide information on Council Tax Rebate scheme in 2013/14 for recommendation to Council		No exempt / confidential information anticipated	Heather Tiso, Head of Revenues and Benefits 01823 356541 Ext 2245

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FP/14/11/05 26/08/2014	5 November 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Earmarked Reserves Decision: to seek Cabinet's approval for recommendation to Council		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/14/11/06 5/06/2014	5 November 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Proposed Shared Legal Services Partnership Decision: to consider a proposal to establish a shared legal services partnership between Taunton Deane Borough Council, West Somerset Council and Mendip District Council		Exempt information relating to staffing matters	Bruce Lang, Assistant Chief Executive 01984 635200
FP/14/11/07 03/09/2014	5 November 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Asset Transfer Policy Decision: to seek Cabinet's approval for recommendation to Council		No exempt / confidential information anticipated	Kene Ibezi, Assist Director Property and Development 01823 358400
FP/14/11/08 18/09/2014	5 November 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Council Tax Write-Off Request Decision: to seek cabinet approval in accordance with the Financial Regulations to authorise individual write offs in excess of £5,000		No exempt / confidential information anticipated	Heather Tiso, Head of Revenues and Benefits 01823 356541 Ext 2245
FP/14/12/01 6/02/2014	3 December 2014 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Review of Financial Regulations [FR2] Decision: to offer comment on the Financial Regulations		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680

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FP/14/12/02 6/02/2014	3 December 2014 By Councillor T Taylor – Leader of Council and Councillor K V Kravis – Lead Member Resources & Central Support	Title: Corporate Performance & Budget Monitoring Report 2014-15 – Quarter 2 Decision: to provide Members with an update on progress in delivering corporate priorities, performance of council services including budgetary information and customer satisfaction.		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/14/12/03 6/02/2014	3 December 2014 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/14/12/04 6/02/2014	3 December 2014 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245
FP/15/1/02 6/02/2014	7 January 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Allocation of Section 106 funds held – Quarter 3 Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position.		No exempt / confidential information anticipated	Ian Timms, Assistant Director Business Development 01984 635271

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FP/15/1/03 6/02/2014	7 January 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Draft Capital Programme 2014-15 and Capital Strategy Decision: to present the draft Capital Programme 2014/15 and draft Capital Strategy for recommendation to Council.		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/15/1/04 6/02/2014	7 January 2015 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/15/1/05 6/02/2014	7 January 2015 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245
FP/15/1/06 29/04/2014	7 January 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Hinkley Point C Community Impact Mitigation Fund Decision: to agree the release of funding for the Community Impact Mitigation Fund		No exempt / confidential information anticipated	James Holbrook, Major Projects Manager (Hinkley Point) 01984 635218
FP/15/2/01 6/02/2014	4 February 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Annual Budget & Council Tax Setting 2015-16 Decision: to provide Members with all the information required for Council to approve the		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680

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		revenue budget and capital programme for 2015/16 for recommendation to Council.			
FP/15/2/02 6/02/2014	4 February 2015 By Councillor T Taylor – Leader of Council	Title: Draft Corporate Plan for 2015-16 Decision: to introduce the draft West Somerset Council Corporate Plan 2015/16 for recommendation to Council.		No exempt / confidential information anticipated	Penny James, Chief Executive 01984 635246
FP/15/2/03 6/02/2014	4 February 2015 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/15/2/04 6/02/2014	4 February 2015 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245
FP/15/2/05 6/02/2014	4 February 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Fees and Charges Decision: to propose levels of fees and charges for the period 1 April 2015 to 31 March 2016 (in some cases fee increases will be implemented earlier, this will be stated in the relevant sections of the report).		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680

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FP/15/3/01 22/04/2014	4 March 2015 By Councillor T Taylor – Leader of Council and Councillor K V Kravis – Lead Member Resources & Central Support	Title: Corporate Performance & Budget Monitoring Report 2014-15 – Quarter 3 Decision: to provide Members with an update on progress in delivering corporate priorities, performance of council services including budgetary information and customer satisfaction.		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/15/3/02 22/04/2014	4 March 2015 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/15/3/03 22/04/2014	4 March 2015 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245
FP/15/4/01 22/04/2014	1 April 2015 By Councillor K V Kravis – Lead Member Resources & Central Support	Title: Allocation of Section 106 funds held – Quarter 4 Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position.		No exempt / confidential information anticipated	Ian Timms, Assistant Director Business Development 01984 635271

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FP/15/4/02 22/04/2014	1 April 2015 By Councillor D Westcott – Lead Member for Community and Customer	Title: Consideration of nomination/s received under the Community Right to Bid Legislation Decision: To approve community listing		No exempt / confidential information anticipated	Bruce Lang, Assistant Chief Executive 01984 635200
FP/15/4/03 22/04/2014	1 April 2015 By Councillor C Morgan – Lead Member for Environment – Hinkley Point	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, New Nuclear Programme Manager 01984 635245

Note (1) – Items in bold type are regular cyclical items.

Note (2) – All Consultation Implications are referred to in individual reports.

The Cabinet comprises the following: Councillors T Taylor, K V Kravis, K M Mills, C Morgan S J Pugsley, A H Trollope-Bellew, K H Turner and D J Westcott.

The Scrutiny Committee comprises: Councillors P H Murphy, R Lillis, M J Chilcott, M O A Dewdney, G S Dowding, J Freeman, P N Grierson, B Heywood and K J Ross.

CABINET ACTION PLAN

Date/Minute Number	Action Required	Action Taken
<p>3 September 2014</p> <p>CAB38 Hinkley Point C CIM Fund</p>	<p>RESOLVED (2) that it is recommended to Council to allow for the release of funds for two projects from the £3,500,000 that has been paid by EDF to West Somerset Council for the Community Impact Mitigation (CIM) Fund. This consists of:</p> <ul style="list-style-type: none"> • £90,373 for Stogursey Parish Council for the construction of new play area equipment at Burgage Road, Stogursey; and • £250,000 for Wembdon Village Hall and Playing Fields Trust towards the construction of a new village hall and playing fields in Wembdon. 	<p>At the Council meeting on 17 September 2014 it was RESOLVED that the release of funds for two projects from the £3,500,000 that has been paid by EDF to West Somerset Council for the Community Impact Mitigation (CMI) Fund be approved, as follows:</p> <p>(i) £90,373 for Stogursey Parish Council for the construction of new play area equipment at Burgage Road, Stogursey; and</p> <p>(ii) £250,000 for Wembdon Village Hall and Playing Fields Trust towards the construction of a new village hall and playing fields in Wembdon.</p>
<p>CAB40 Blue Anchor Coastal Protection Scheme</p>	<p>RESOLVED (1) that it is recommended to Council to consider progressing with option two as the most affordable option, and presents the least risk to this Authority.</p> <p>RESOLVED (2) that it is recommended to Council that should members wish to progress with option two or three, West Somerset Council does not financially underwrite the longevity of any scheme in the form of a guarantee to the hotel owners.</p> <p>RESOLVED (3) that it is recommended that Council include £25,000 in the approved capital programme as a contribution towards this project, to be funded from revenue reserves as a supplementary estimate.</p>	<p>At the Council meeting on 17 September 2014 it was RESOLVED (1) that option two be progressed as the most affordable option and presented the least risk to the Authority.</p> <p>RESOLVED (2) that West Somerset Council did not financially underwrite the longevity of any scheme in the form of a guarantee to the hotel owners.</p> <p>RESOLVED (3) that £25,000 capital from the reserve as a supplementary estimate to support option two be approved.</p>

Report Number: *WSC 139/14*
 Presented by: *Cllr K Kravis*
 Author of the Report: *TIM BURTON ASSISTANT DIRECTOR PLANNING AND ENVT*
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Report to a Meeting of: *Cabinet*
 To be Held on: *Wednesday 1st October 2014*
 Date Entered on Executive Forward Plan Or Agreement for Urgency Granted: *N/A*

REQUEST FOR ALLOCATION OF PLANNING OBLIGATIONS FUNDING

1. PURPOSE OF 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. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The recommendations in para 3.3-3.5 are linked to the Council's priorities relating to New Nuclear Development at Hinkley Point C.

3. RECOMMENDATIONS

- 3.1 Cabinet recommends to Full Council the allocation of £43,053.097 for Minehead Heritage Trail to be added to the capital programme and funded from planning obligations contributions.
- 3.2 Cabinet agree the allocation of £2,000 for improvements to Burgage Road Play Area at Stogursey to be added to the capital programme and funded from planning obligations contributions.
- 3.3 Cabinet agree the allocation of £4,000 in respect of carrying out technical and feasibility studies relating to the Steam Coast Trail Project from the HPC Schedule 11 Para 2.2 allocation.
- 3.4 Cabinet agree the allocation of £5,000 from the Employment and Skills Outreach Operational Budget to support the development of the West Somerset Our Place Project.
- 3.5 Cabinet agree the allocation of up to a maximum of £10,000 from the HPC Schedule 11 Para 2.2 allocation in respect of carrying out feasibility studies relating to leisure facilities in West Somerset

4. **RISK ASSESSMENT (IF APPLICABLE)**

Risk Matrix

Description	Likelihood	Impact	Overall
Failure to allocate monies correctly in line with legal agreements causing requirements to repay	3	4	12
<i>The proposals within the report are matched to the legal agreements and monies available in that area</i>	1	4	4
Failure to spend monies before date required in any legal agreements and trigger a requirement to repay	2	3	6
<i>The recommended projects use funds that are available and in date requirements</i>	1	3	3
Projects do not progress in accordance with plan and therefore money remains unspent	2	2	4
<i>Set timescale for delivery of project. Reallocate money if required</i>	1	2	2

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before and after the mitigation measures have been actioned.

5. **BACKGROUND INFORMATION**

- 5.1 The authority has established arrangements to allocate monies secured through planning obligations. These match schemes to the authority's priorities. This mechanism has now also begun to identify projects that may be funded through new development. It also deals with specified streams of funding associated with the Hinkley Point development where funds have been directly paid to the Council and decisions are the sole responsibility of West Somerset.
- 5.2 Proposals are considered by the internal planning obligations group against priorities, appropriate strategies and any identified local priorities to create recommendations for Cabinet to consider on a quarterly basis. Any individual proposals over £25,000 require Full council approval. Proposals are considered against set criteria as a part of the formal consideration of projects to allow allocation of funds and subsequent release of monies.
- 5.3 **Minehead Heritage Trail Project:** The Section 106 Agreement with Morrison Supermarkets stipulates that the Council "*will not spend the 'Town Centre Enhancement' contribution or any part thereof for any purpose other than towards the cost of:*

Enhancing footpath and/or cycleway links between the Land and the Town Centre including the cost of any associated lighting, street furniture, signage or information boards together with the future maintenance of any works carried out;

Such improvements or enhancements within the town of Minehead which the District Council considers will improve or maintain the viability and/or vitality of the Town Centre together with the future maintenance of any works carried out."

The Agreement amount was £150,000 and expenditure for activity has to be fully committed by 1 April 2015. To date £67,537.27 has been allocated to a variety of projects including public realm improvements, empty shop project, shop local scheme, the Minehead Shoppers application and arts markets. The amount remaining is £ £82,462.73 and this projects accounts for £ £43,053.97 of that.

The Minehead Heritage Trail Project has been worked up by the Minehead Vision Manager, Stephen Hooper, whose post is hosted by Minehead Development Trust. The ideas for the Trail were initiated at a workshop meeting of Minehead Vision Group held in February 2014 which was attended by a number of Minehead stakeholder groups including Town Council representatives.

The project contains a number of different elements to attract people from the supermarket car park. A heritage archway will draw people to the exit of the car-park. Here they will be able to find out information about things to see and do in Minehead, as well as using smart phone technology, download innovative apps. The apps will tell the story of Minehead's heritage and take people on a fascinating journey to the centre, the Harbour and the 'upper town' – (North Hill and the Parks). Included in this project are two touch screen information kiosks, as well as a Wi-Fi hub located in the area of the station concourse. One of the Kiosks will be located in the window of the MIC and will be available 24 hours per day. The other kiosk will be located within the MIC. The project also include some printed information boards and leaflets, aimed at those who are not quite ready to access the digital technology. In addition to this there is a proposal to pilot a couple of illuminated trees. The full costs of this project are given below. The project management elements of this have been agreed by Morrisons.

Cost Breakdown for Heritage Hub Project

	Total
Planning Consent	£500.00
Interpretation Boards (4)	£6,000.00
Trails Interpretation	£1,600.00
Heritage Apps	£7,500.00
Brochure	£1,840.80
MIC Interactive Internal & External Touch Screens and Technology	£11,634.00
Wi-Fi Hotspot	£1,397.52
Morrisons Gateway	£5,904.00
Contingency	£3,656.15
Project Management	£4,021.50
Tree Lighting Pilot (Sponsor Funded)	£2,500.00
Total Project Cost	£46,553.97
Sponsorship from MTC	£1,000.00
Sponsorship from MIC (Touch Screen)	£1,000.00
Sponsorship from Chamber of Trade	£1,500.00
-	
Total Requested from Morrisons 106	£43,053.97

In developing this project, Minehead Vision Group have been kept regularly apprised of progress and a presentation has been made to MTC on two occasions. Following the first meeting with MTC and a follow up meeting requested by a couple of MTC Members, their views and ideas were taken on board. The second presentation included a pilot for seasonal lighting in a couple of trees along the avenue. Allowances within the budget was also made to potentially accommodate a 'Brompton Bike' hire scheme. The latter was subsequently withdrawn by the project proposer.

It should be noted that if this scheme is agreed for implementation, then the sum of £39,408.76 will still be left uncommitted. It is highly important that these funds are committed to a project in advance of 1 April 2015. Minehead Town Council at their meeting on 9th September were requested to come forward with any additional proposals that meets the criteria of the Agreement as soon as possible.

- 5.4 **Burgage Road playing fields Stogursey:** An allocation of £2000 is requested to support a project seeking to provide an improved access to the Burgage Road Recreation Facilities (allotments, BMX Track and play area) that is suitable for use by the disabled and families with young children. The approach from Burgage Road is very rough and unsuitable for people with walking difficulties. It is also unsuitable for wheelchairs and pushchairs. This project which includes the hard surfacing of the approach will be inclusive and open access to all.

- 5.5 **Steam Coast Trail: Request to draw down an allocation from the HPC Site Preparation Works S106 Schedule 11**

Schedule 11 makes provision for a £250,000 contribution towards leisure and recreation facilities. The Agreement allows for up to a maximum of 10% of that allocation to be used for feasibility studies.

An allocation of up to £4,000 is requested to support technical studies and design work that are required to be undertaken by the Friends of the Steam Coast Trail organisation.

The Steam Coast Trail is the construction of a key section of pathway and coastal between Dunster Beach and Blue Anchor. This plays a major part in unlocking a 20km network of scenic, safe, and mostly flat, trail, as well as protecting vulnerable land from coastal erosion. The project to build this path will provide safe access from Minehead, past Alcombe, Carhampton and Dunster, to Blue Anchor, and on to Old Cleve, Washford, Watchet and Williton.

West Somerset Council pledged to support this project at their full council meeting on 14th August 2013 (WSC104/13).

Some officer support has been aligned to this project, and assistance was given to FSCT to write a Stage 1 Coastal Communities Fund Bid. This bid has successfully progressed to Stage 2 which is very impressive as about only 1:10 bids do. The closing date for Stage 2 applications is 15th October 2014.

To enable this bid to progress, as well as a full HPC S106 CIM fund application (as potential co-funder) some additional technical work is required. This cannot be funded retrospectively by either of the funding bodies, and clearly as a relatively new Organisation FSCT do not have sufficient cash flow either. Up to £20,000 of technical work is required, and other funders are also being actively sought.

- 5.6 **Request to draw down an allocation from the Hinkley Point C (HPC) Site Preparatory Works S106 Schedule 13 (Skills & Training) - Employment & Skills Operational Budget**

The total sum of £15,000 is attached to the role of the Employment and Skills Outreach Worker To date £5,000 has been allocated to support employment and skills activity within the district.

A further allocation of £5,000 is requested to support the following activity:-West Somerset Our Place Project.

In May 2014 led by West Somerset Council a number of partner agencies (18 in total) submitted an application to the Our Place Programme. *The Our Place Programme is being run by Locality, the Local Government Association, Community Development Foundation and other partners.* The initial application focused on improving access to employment and skills provision in Watchet and Williton and making this more aligned to the needs of the local community. This initial application was successful and a grant of £2,500 was awarded to progress a 'Development Strategy' which would outline in more detail future plans for the project, including; key aims and objectives and intended outcomes.

Using this grant, extensive work took place in the district, in particular in the areas of Watchet and Williton to identify what is needed to support local people into employment and training. The information was used to inform the West Somerset Our Place Development Strategy which was submitted in May 2014.

Following submission of the Development Strategy an additional £10,000 has been awarded for the West Somerset Our Place Project to develop the Operational Plan. This will ultimately bring residents, statutory agencies and community and voluntary organisations together to focus on key concerns locally and transform the way they deliver related services. It will also aim to align partner resources to deliver required support/interventions.

The funding requested will contribute to delivery of the following projects:

- A Bespoke Mentoring Programme: Mentors will be recruited and trained so that they can provide appropriate support for individuals and signpost to relevant services. The emphasis will be on improving self-esteem, confidence and aspiration. **(20 Trained mentors 20 Mentees, 10 individuals to have successful secured employment)**
- A Skills Swap Brokerage: This will provide opportunities for people to use, trade, strengthen and share their skills and experiences through learning from others. People will be encouraged to register their details about a skill that they have or a skill that they wish to make use of. **(20 Individuals to have learnt/traded a new skill, 20 Volunteering opportunities)**
- A Passport to Employment: Working with employers, job seekers and training providers to create a progressive employability skills programme. People will be able to develop the type of skills required by local employers. The scheme will be piloted with a small number of jobseekers and local employers. The aim is for the 'Passport' to become a recognised and trusted scheme to demonstrate that jobseekers have the required 'employability' skills. **(1 Employability programme, 20 individuals gaining passport accreditation, 10 individual to have successfully secured employment)**
- An Employment and Skills Multi Agency Team who will work collaboratively to address key obstacles to employment in the district and re-shape the way in which services are delivered so that they work in the best way for local people. This will involve developing the existing Pre Employment and Skills Group. Ultimately what Our Place aims to do for West Somerset is to join up services to provide a one-stop shop for those requiring additional support.

- 5.7 **Leisure Feasibility Study Report: Request to draw down an allocation from the HPC Site Preparation Works s106 Schedule 11:** As Members will know over the last 2-3 years a number of audits of existing facilities in the West Somerset planning authority area have been carried out – firstly pursuant to the production of the Local Plan, secondly to assess the feasibility of a new swimming pool in Minehead, thirdly in support of the Supplementary Planning Document for Hinkley Point C and latterly as part of the production of the Local Impact Report for EDF Energy's Development Consent Order. However, these audits whilst proving useful in supporting this work have been focussed on assessing baseline conditions and population growth overlaid with need based on development pressure.

Save for the swimming pool study, what they have not done is work with existing providers to develop spending proposals which look to meet need based on an understanding of the specific conditions in West Somerset. The proposal from SASP seeks to develop a matrix of existing and future provision based on existing audit work (which will be refreshed where necessary), any current applications for funding and a series of workshops with key partners including community, local clubs, volunteers / current providers of activities, National Governing Bodies of Sport, youth groups and local councillors. The matrix will be used to advise on priorities, investigate any partnership funding opportunities, advise on possible applications and provide evidence for the Council to decide on future sport and physical activity priorities. Ultimately the study is intended to guide the spending of the £250,000 of Hinkley Point C S106 Leisure Funding which is to be spent in West Somerset and support any leisure based groups to access Community Impact Mitigation funding. Along with the proposal for the Steam Coast Trail – this would leave up to £11,000 outside Stogursey Parish to spend on further feasibility studies if they were required

6 FINANCIAL/RESOURCE IMPLICATIONS

- 6.1 The request for funding in respect of the Minehead Heritage Trail meets the requirements of agreement 3/21/09/042.
- 6.2 The request of funding at Burgage Road meets the requirements of agreement 3/32/08/028.
- 6.3 The request of £4,000 from the Hinkley Point C (HPC) Site Preparation Works S106 Schedule 11 in respect of the Steam Coast Trail Project as detailed in section 5.5 of this report.
- 6.4 The request of £5,000 from the Hinkley Point C (HPC) Site Preparation Works S106 Schedule 13 (Skills & Training) in respect of the West Somerset Our Place Project as detailed in section 5.6 of this report.
- 6.5 The request of £10,000 from the Hinkley Point C (HPC) Site Preparation Works s106 Schedule 11 in respect of feasibility studies for leisure facilities in West Somerset as detailed in section 5.7 of this report.
- 6.6 The sums are outlined in Appendix A of the report.
- 6.7 Appendix B outlines planning proposals where there is potential future opportunities to use Planning obligations funding.

7 COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 7.1 In accordance with Financial Regulations, a virement in excess of £25,000 needs to be agreed by Full Council, to demonstrate proper processes are being followed in the management of budgets.
- 7.2 The sum in section 3.1 of this report exceeds this threshold and therefore will need to be recommended by Cabinet to be approved by Full Council.
- 7.3 The sums included sections 3.2 to 3.5 of this report can be approved by Cabinet.
- 7.4 To aid monitoring and reporting against financial approvals, the sums will be added to the Capital Programme creating an agreed budget for the schemes, and will be funded from contributions received. This will not impact on the use of 'un-ring-fenced' capital resources i.e. capital receipts.

8 EQUALITY & DIVERSITY IMPLICATIONS

8.1 **Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.** The three aims the authority **must** have due regard for are:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

8.2 The proposals for the Minehead Heritage Trail, the Burgage Road playing field and Steam Coast Trail all improve access or increase the opportunity of access for all.

9 CRIME AND DISORDER IMPLICATIONS

9.1 None

10 CONSULTATION IMPLICATIONS

10.1 The proposals have been considered by the Planning Obligations Group and in accordance with the Council's agreed practices and in consultation with the relevant Parish and Town Councils.

11 ASSET MANAGEMENT IMPLICATIONS

11.1 None identified in this report

12 ENVIRONMENTAL IMPACT IMPLICATIONS

12.1 The proposals considered in this report have no apparent negative environmental impacts

13 HEALTH & WELLBEING

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

13.1 The improved opportunities for access to facilities in these proposals are to be welcomed

14 LEGAL IMPLICATIONS

14.1 The proposed allocations have been checked and are in accordance with the relevant planning obligations

PLANNING OBLIGATIONS

22-Sep-14

Summary of monies received, allocated to projects & released

Brompton Ralph

PI. Ref No: 3/02/06/012

Amount Due to WSC Date received Total Allocated to projects: £0.00

Stage 1: £1,000.00 24/09/2012

Detail of agreed works:

Improving recreational facilities in Brompton Ralph. Profile basis of payment. Third on commencement of work, third 6 months after commencement & final third upon completion.

TOTAL DUE:
£1,000**TOTAL Rec'vd**
£1,000**TOTAL Remaining:** £1,000.00
Available for allocation

Payment plan agreed by K Taylor. £100 pd 24/08/12, £50 pd 24/09/12, 150.00 pd 04/02/13. £100 pd 12/06/13. £150 pd 24/7/13, 17/04/14 £350 final payment.

BROMPTON RALPH

To Be Used By: 5 Years after intial payment

Developer: Mr & Mrs Sloley

Cost Centre: 31077**Total Released** £0.00

PI. Ref No: 3/02/09/011

Amount Due to WSC Date received Total Allocated to projects: £1,000.00

Stage 1: £1,000.00 29/06/2011

Detail of agreed works:

provison and/or enhancement of community recreational provision in the parish of Brompton Ralph or adjoining parishes. (previous permission 3/02/09/004).

TOTAL DUE:
£1,000**TOTAL Rec'vd**
£1,000**TOTAL Remaining:** £0.00
Available for allocation**Applicant:** Brompton Ralph Cricket Club £1,000.00

New changing room facilities

Invoice sent 4/8/14. Photo shoot 8/8/14. Project 22 on website.

WINTER'S LANE

LYDEARD ST LAWRE

To Be Used By: No expiry date

Developer: MR JOHN SCOTT

Cost Centre: 31059**Total Released** £0.00**In the parish of : Brompton Ralph**

Amount owing to WSC - active planning obligations £2,000

Amount received by WSC: £2,000

Amount allocated to projects by WSC: £1,000

Total remaining available for allocation: **£1,000**

Crowcombe

PI. Ref No: 3/07/09/006

Detail of agreed works:

Cond. 4 (3/07/09/006) No part of the development hereby permitted in respect of units 1, 2, & 3 shall be commenced until a suitable mechanism to secure the relevant level of contribution towards off site community recreational provision and/or enhancement has been agreed in writing by the Local Planning Authority.

Crowcombe

Developer: Mr Richard Marks

Amount Due to WSC

Stage 1: £3,000.00

TOTAL DUE:
£3,000

Date received

16/04/2014

15/05/2014

TOTAL Rec'vd
£2,000

Total Allocated to projects: £0.00

TOTAL Remaining: £2,000.00
Available for allocation

To Be Used By: No expiry date

Cost Centre:

Total Released £0.00

In the parish of : Crowcombe

Amount owing to WSC - active planning obligations £3,000

Amount received by WSC: £2,000

Amount allocated to projects by WSC: £0

Total remaining available for allocation: £2,000

Minehead

PI. Ref No: 3/21/05/038	Amount Due to WSC	Date received	Total Allocated to projects: £10,625.00 >	Applicant: Sustrans Cycle W.S. £10,625.00
Detail of agreed works: Towards improvements being carried out to cycling and walking facilities in the Alcombe area as part of the Local Transport Plan Programme.	Stage 1: £20,000.0	06/02/2006	TOTAL Remaining: £9,375.00	Project COMPLETED 2006/07 COMPLETED 2006/07
ALCOMBE ROAD MINEHEAD	TOTAL DUE: £20,000	TOTAL Rec'vd £20,000	Available for allocation	
Developer: Churchill Property Group / Abbey National	Cost Centre: 31004		To Be Used By: No expiry date	
			Total Released £10,625.00	
PI. Ref No: 3/21/06/050	Amount Due to WSC	Date received	Total Allocated to projects: £4,517.50 >	Applicant: St Michael's C of E 1st £4,517.50
Detail of agreed works: Contribution towards recreation and conversion works as a contribution towards the provision of community facilities in the vicinity of the land - PARK STREET. POG agreed on 19/12/11 that £4,517.50 go towards the cost of St Michael's swimming pool. Agreed at Cabinet on 11.1.12.	Stage 1: £4,517.50	08/12/2008	TOTAL Remaining: £0.00	School PTA New swimming pool with enhanced access - COMPLETED 2013/14 PAID 12/6/13
PARK STREET MINEHEAD	TOTAL DUE: £4,518	TOTAL Rec'vd £4,518	Available for allocation	
Developer: Mr Maitland-Walker & Ms Coles	Cost Centre: 31029		To Be Used By: No expiry date	
			Total Released	
PI. Ref No: 3/21/06/057	Amount Due to WSC	Date received	Total Allocated to projects: £4,867.60 >	Applicant: St Michael's C of E 1st £4,867.60
Detail of agreed works: £3,000 contribution towards recreation. A sum equivalent to 1% of the contract price of conversion works (£1, 867.50) as a contribution towards the provision of community facilities in the vicinity of the land - BAMPPTON STREET. POG agreed on 19/12/11 that £4867.60 go towards the cost of St Michael's swimming pool. Agreed at Cabinet on 11.1.12.	Stage 1: £4,867.60	07/12/2010	TOTAL Remaining: £0.00	School PTA New swimming pool with enhanced access - COMPLETED 2013/14 PAID 12/6/13
BAMPPTON STREET MINEHEAD	TOTAL DUE: £4,868	TOTAL Rec'vd £4,868	Available for allocation	
Developer: Mr J Maitland-Walker	Cost Centre: 31049		To Be Used By: No expiry date	
			Total Released	

PI. Ref No: 3/21/06/072	Amount Due to WSC	Date received	Total Allocated to projects: £2,000.00	>	Applicant: St Michael's C of E 1st School PTA £2,000.00
Detail of agreed works: Provision and/or enhancement of Recreation Facilities within the Parish of Minehead. POG agreed on 19/12/11 that £2,000 go towards the cost of St Michael's swimming pool. Agreed at Cabinet on 11.1.12.	Stage 1: £2,000.00	14/01/2009	TOTAL Remaining: £0.00		New swimming pool with enhanced access - COMPLETED 2013/14 PAID 12/6/13
GLENMORE ROAD MINEHEAD	TOTAL DUE: £2,000	TOTAL Rec'vd £2,000	Available for allocation		
Developer: Mr Howard	Cost Centre: 31031		To Be Used By: No expiry date		
			Total Released		
PI. Ref No: 3/21/06/139	Amount Due to WSC	Date received	Total Allocated to projects: £1,000.00	>	Applicant: St Michael's C of E 1st School PTA £1,000.00
Detail of agreed works: The improvement or provision of Recreational facilities in Minehead.	Stage 1: £1,000.00	01/01/2010	TOTAL Remaining: £0.00		New swimming pool with enhanced access - COMPLETED 2013/14 PAID 12/6/13
MIDDLE STREET MINEHEAD	TOTAL DUE: £1,000	TOTAL Rec'vd £1,000	Available for allocation		
Developer: Mr B Coutts	Cost Centre: 31038		To Be Used By: No expiry date		
			Total Released		
PI. Ref No: 3/21/07/027	Amount Due to WSC	Date received	Total Allocated to projects: £1,000.00	>	Applicant: St Michael's C of E 1st School PTA £1,000.00
Detail of agreed works: A Unilateral Undertaking providing for the payment of £1,000 towards community recreational provision and/or enhancement within Minehead will require to be completed and submitted to the LPA in order to satisfy the requirements of Condition 2 above. Such monies will be payable to the LPA prior to the first commencement of the change of use hereby permitted. POG agreed on 19/12/11 that £1,000 go towards the cost of St Michael's swimming pool. Agreed at Cabinet on 11.1.12.	Stage 1: £1,000.00	22/08/2011	TOTAL Remaining: £0.00		New swimming pool with enhanced access - COMPLETED 2013/14 PAID 12/6/13
SELBOURNE PLACE MINEHEAD	TOTAL DUE: £1,000	TOTAL Rec'vd £1,000	Available for allocation		
Developer:	Cost Centre: 31062		To Be Used By: No Expiry date.		
			Total Released		

PI. Ref No: 3/21/07/106	Amount Due to WSC	Date received	Total Allocated to projects: £614.90	> Applicant: St Michael's C of E 1st School PTA £614.90
Detail of agreed works:	Stage 1: £1,000.00	30/09/2011	TOTAL Remaining: £385.10	New swimming pool with enhanced access - COMPLETED 2013/14
No U U agreement in place as of 20/9/11. Contribution towards recreational facilities. Unilateral received dated 28/9/2011. POG agreed on 19/12/11 that £1,000 go towards the cost of St Michael's swimming pool. Agreed at Cabinet on 11.1.12.	TOTAL DUE: £1,000	TOTAL Rec'vd £1,000	Available for allocation	PAID 12/6/13
LOWER MEADOW ROAD ALCOMBE			To Be Used By: No expiry date	
Developer: Mr & Mrs K Gould(applicant)new develop	Cost Centre: 31065		Total Released	

PI. Ref No: 3/21/08/099	Amount Due to WSC	Date received	Total Allocated to projects: £500.00	> Applicant: Minehead Town Council £500.00
Detail of agreed works:	Stage 1: £1,000.00	24/07/2013	TOTAL Remaining: £500.00	Culvercliffe Play Area Redevelopment
The developer, hereby undertakes on their own behalf and that of its successors in title with the intention of binding each and every part of the land to pay the Council prior to the date of commencement the sum of one thousand pounds (£1,000) as a contribution equivalent to (£1,000 per additional dwelling to be created) towards the provision and/or enhancement of community recreational provision in the vicinity of the land within the town of Minehead to be used solely for that purpose within three years of the date of payment with any unspent monies to be repaid with interest from the Council to the Developer upon expiry of that period.	TOTAL DUE: £1,000	TOTAL Rec'vd £1,000	Available for allocation	Environmental Health has confirmed there are no issues with the site (previously used for landfill). Property Services are supportive of MTC. Photo shoot Oct '14. redeveloping the play area. School children responded with climbing frame, gym equipment and basket swing as their favourite items.
THE PARADE MINEHEAD			To Be Used By:	
Developer: Mashru & Co Investments Ltd (check if ow	Cost Centre: 31092		Total Released £500.00	

PI. Ref No: 3/21/08/106

Detail of agreed works:

Contribution towards recreational provision in Minehead. Condition 5 send letter. A Unilateral Undertaking has been signed and submitted, and an agreement of the monies to be paid in 5 instalments of £200.

1st payment (4/9/12),

QUIRKE STREET

MINEHEAD

Developer: Mr C Cooper

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:

£1,000

Cost Centre: 31076

Date received

04/09/2012

TOTAL Rec'vd

£1,000

Total Allocated to projects: £0.00

TOTAL Remaining: £1,000.00

Available for allocation

To Be Used By: No expiry date.

Total Released £0.00

PI. Ref No: 3/21/09/042

Detail of agreed works:

1, Enhancing footpath and/or cycle way links between the Land and the town centre including the cost of any associated lighting, street furniture, signage, or information boards together with the future maintenance of any such works carried out.

2, Such improvements or enhancements within the town of Minehead which the district Council considers will improve or maintain the viability and/or vitality of the Town Centre together with any future maintenance of any such works carried out.

VULCAN ROAD

MINEHEAD

Amount Due to WSC

Stage 1: £150,000.

TOTAL DUE:
£150,000

Date received

13/04/2010

TOTAL Rec'vd
£150,000

Total Allocated to projects:

£67,537.27 >

TOTAL Remaining: £82,462.73
Available for allocation

To Be Used By: 12/04/2015 - within 5 years of the date of payment

Applicant: West Somerset Council £3,394.77

Minehead Coach Park - COMPLETED 2012/13

ALL PAID/COMPLETED On website Project 7 - <http://www.westsomersetonline.gov.uk/Home/New-s/New-Visitor-Coach-Park-Completed-at-Minehead>

Applicant: West Somerset Council £35,000.00
SW

Footpath Lighting Enhancements (next to Morrisons)

Total project cost £47,000 - £6k from MTC, £6k vired from other WSC funds, remainder from S106. Contractors are making good progress and should complete the new path surface and new LED lighting by the end of May 2014.

POG 4.3.13 - AGREED for this to go to AMG along with upgrading footpath to cycle track upgrade, to include three options 1Basic lighting 2LED lighting with existing power cabling 3SCC adoptable lighting and cycle path

Applicant: West Somerset Council - £3,506.75
CM

Minehead Trail: PAID Mkt stalls £3506.75, Ent. Pk signage £1162.50, Empty shop £400, Trail £6956.97, flagpole £533.95

£12,560.17 PAID SO FAR as at 11/3/13
Mhd Market Stalls £3506.75 paid 19.6.12 (although £6,000 was allocated, remainder for a trailer - £2,493.25 purchase summer 13)
Enterprise Pk signage £1162.50 PAID 3/10/12
+ Empty Shop Campaign £400 PAID 8.10.12
Mhd Trail £6956.97 paid 1.12.12
Flagpole/signage PAID £533.95 11.3.13
£6,000 Street lighting AWAITING INVOICES.
(£2,272.83 left in the pot to be allocated (excl lighting £6k.)

Applicant: West Somerset Council - £1,162.50
CM

Minehead Trail: PAID Mkt stalls £3506.75, Ent. Pk signage £1162.50, Empty shop £400, Trail £6956.97, flagpole £533.95

£12,560.17 PAID SO FAR as at 11/3/13
Mhd Market Stalls £3506.75 paid 19.6.12
(although £6,000 was allocated, remainder for a trailer - £2,493.25 purchase summer 13)
Enterprise Pk signage £1162.50 PAID 3/10/12
+ Empty Shop Campaign £400 PAID 8.10.12
Mhd Trail £6956.97 paid 1.12.12
Flagpole/signage PAID £533.95 11.3.13
£6,000 Street lighting AWAITING INVOICES.
(£2,272.83 left in the pot to be allocated (excl lighting £6k.)

Applicant: West Somerset Council - £6,000.00
CM

Minehead Trail: PAID Mkt stalls £3506.75, Ent. Pk signage £1162.50, Empty shop £400, Trail £6956.97, flagpole £533.95

£12,560.17 PAID SO FAR as at 11/3/13
Mhd Market Stalls £3506.75 paid 19.6.12
(although £6,000 was allocated, remainder for a trailer - £2,493.25 purchase summer 13)
Enterprise Pk signage £1162.50 PAID 3/10/12
+ Empty Shop Campaign £400 PAID 8.10.12
Mhd Trail £6956.97 paid 1.12.12
Flagpole/signage PAID £533.95 11.3.13
£6,000 Street lighting AWAITING INVOICES.
(£2,272.83 left in the pot to be allocated (excl lighting £6k.)

Applicant: West Somerset Council - £9,500.00
CM

Minehead Trail: PAID Mkt stalls £3506.75, Ent. Pk signage £1162.50, Empty shop £400, Trail £6956.97, flagpole £533.95

£12,560.17 PAID SO FAR as at 11/3/13
Mhd Market Stalls £3506.75 paid 19.6.12
(although £6,000 was allocated, remainder for a trailer - £2,493.25 purchase summer 13)
Enterprise Pk signage £1162.50 PAID 3/10/12
+ Empty Shop Campaign £400 PAID 8.10.12
Mhd Trail £6956.97 paid 1.12.12
Flagpole/signage PAID £533.95 11.3.13
£6,000 Street lighting AWAITING INVOICES.
(£2,272.83 left in the pot to be allocated (excl lighting £6k.)

Applicant: West Somerset Council - £2,493.25
CM

Minehead Trail: PAID Mkt stalls £3506.75, Ent. Pk signage £1162.50, Empty shop £400, Trail £6956.97, flagpole £533.95

£12,560.17 PAID SO FAR as at 11/3/13
Mhd Market Stalls £3506.75 paid 19.6.12
(although £6,000 was allocated, remainder for a trailer - £2,493.25 purchase summer 13)
Enterprise Pk signage £1162.50 PAID 3/10/12
+ Empty Shop Campaign £400 PAID 8.10.12
Mhd Trail £6956.97 paid 1.12.12
Flagpole/signage PAID £533.95 11.3.13
£6,000 Street lighting AWAITING INVOICES.
(£2,272.83 left in the pot to be allocated (excl lighting £6k.)

Applicant: West Somerset Council - £2,980.00
NM

Minehead Town Centre Business Directory
Signage

2980 + £500 from MCoFT = £3480.
£2615 pd & £450 pd 26.8.14 = £3065
Therefore £415 left to claim of the MTofC money
left in pot.

Applicant: West Somerset Council £3,500.00
(CM)

Minehead Loyalty Scheme

Paid £1531.60.

Developer: Cost Centre: 31043 Total Released £18,570.94

In the parish of : Minehead

Amount owing to WSC - active planning obligations	£186,385
Amount received by WSC:	£186,385
Amount allocated to projects by WSC:	£92,662
Total remaining available for allocation:	£93,723

Nettlecombe

PI. Ref No: 3/24/10/003	Amount Due to WSC	Date received	Total Allocated to projects: £0.00
Detail of agreed works:	Stage 1: £1,000.00	14/12/2010	
Contribution of £1,000 for each newly created dwelling as a contribution towards the provision and/or enhancement of community recreational provision in the parish of Nettlecombe and adjoining Parishes. (Unit 1, completion 19/4/11, B/26/04/033F).	TOTAL DUE:	TOTAL Rec'vd	TOTAL Remaining: £1,000.00
BEGGEARN HUISH WASHFORD	£1,000	£1,000	Available for allocation
			To Be Used By: No expiry date
Developer: Mr Oliver Reynolds	Cost Centre: 31052		Total Released £0.00

In the parish of : Nettlecombe

Amount owing to WSC - active planning obligations	£1,000
Amount received by WSC:	£1,000
Amount allocated to projects by WSC:	£0
Total remaining available for allocation:	£1,000

Watchet

PI. Ref No: 3/37/05/048

Amount Due to WSC

Date received

Total Allocated to projects: £1,000.00



Applicant: Watchet Roots £1,000.00

Stage 1: £1,000.00

08/11/2012

Outdoor Community Gym

Detail of agreed works:

The owner hereby undertakes to the Council to pay the sum of £1,000 for improving recreational facilities in Watchet after the council formerly adopts planning policy PO1 of the Local Plan within or upon commencement of work to the proposed house whichever is the latter. The monies to be repaid if not used within five years of the planning decision notice.

TOTAL DUE:
£1,000

TOTAL Rec'vd
£1,000

TOTAL Remaining: £0.00
Available for allocation

Awaiting invoices

THE ESPLANADE

WATCHET

To Be Used By: within 5 years of the decision date.

Developer: John Richards

Cost Centre: 31082

Total Released £0.00

PI. Ref No: 3/37/06/007

Detail of agreed works:

Towards provision and/or enhancement of off-site youth and/or adult recreation in the town and parish of Watchet.

Re: Trigger stage-19 dwelling occupied as of February 2010 - awaiting Stage 2 payment. (See PIOb.Ref 91 for Aff.Hsg details)

WEST STREET

WATCHET

Amount Due to WSC

Stage 1: £37,000.0

Stage 2: £37,000.0

TOTAL DUE:

£74,000

Date received

01/07/2008

TOTAL Rec'vd

£37,000

Total Allocated to projects: £37,000.00 >

TOTAL Remaining: £0.00

Available for allocation

To Be Used By: within 5 years of the date of final payment/NR final

Applicant: Watchet Footbridge £6,581.28

Used to fund the study that led to the allocation of funds for the bridge - COMPLETED 2010/11
ALL COMPLETED 2010

Applicant: Knights Templar pool committee £1,443.72

Splashout II - PAID £15,186 - COMPLETED 2011/12

Total cost of project ex VAT £80,000. ALL PAID/COMPLETED - PHOTO SHOOT Fri 16 March.

Applicant: Mineral Line Railway Project paid to ENPA £27,000.00

PROJECT COMPLETED IN 2010

COMPLETED - OLD PROJECT PRIOR TO OCT '10

Applicant: Knights Templar Swimming Pool £1,975.00

Swimming Pool - COMPLETED

ALL COMPLETED - OLD PROJECT PRIOR TO OCT '10

Developer: Regal Heritage

Cost Centre: 31027

Total Released £37,000.00

PI. Ref No: 3/37/06/041

Detail of agreed works:

Contribution towards the provision of the Land £2,000 per unit recreational facilities(See Hsg record 2).

ST DECUMENS ROAD

WATCHET

Amount Due to WSC

Stage 1: £14,000.0

TOTAL DUE:

£14,000

Date received

07/01/2009

TOTAL Rec'vd

£10,000

Total Allocated to projects: £10,000.00 >

TOTAL Remaining: £0.00

Available for allocation

To Be Used By: Agreement not on file - N/A - all money committed

Applicant: Watchet Sea Scouts Group £6,000.00

Refurbishment of building, fencing & roofing - COMPLETED 2010/11

COMPLETED Sept 2010 On website Project 10 -

Applicant: Knights Templar Swimming Pool £4,000.00

Swimming Pool - COMPLETED

ALL COMPLETED - OLD PROJECT PRIOR TO OCT '10

Developer: Rock Homes

Cost Centre: 31028

Total Released £10,000.00

PI. Ref No: 3/37/06/043

Detail of agreed works:

A completed Unilateral Undertaking dated 12th January 2007 relates to this permission & requires the payment of £1,000 to the Council prior to commencement of any works on site to be used for the purposes of community recreational provision and/or enhancement within Watchet.

Liddymore Road Watchet

Developer: Mrs J Taylor

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:
£1,000

Cost Centre: 31080

Date received

18/06/2012

TOTAL Rec'vd
£1,000

Total Allocated to projects: £1,000.00

TOTAL Remaining: £0.00
Available for allocation

To Be Used By: 2017 - monies to be repaid with interest if not used on a

Total Released £0.00

Applicant: Watchet Roots £1,000.00
Outdoor Community Gym
Awaiting invoices

PI. Ref No: 3/37/07/030

Detail of agreed works:

Contribution towards the provision and/or enhancement of community recreational provision in the vicinity of the land. £1,000 payable in five installments of £200. (1st Payment 13/7/030), £200 (2nd Payment 9/8/11) £200 (3rd payment 12/9/11), £200 (4th payment 12/10/11). Fifth and final payment (£200) paid on 4/11/11.

ANCHOR STREET WATCHET

Developer: Mr & Mrs A Musgrave

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:
£1,000

Cost Centre: 31061

Date received

04/11/2011

TOTAL Rec'vd
£1,000

Total Allocated to projects: £0.00

TOTAL Remaining: £1,000.00
Available for allocation

To Be Used By: No Expiry date.

Total Released £0.00

PI. Ref No: 3/37/07/039

Detail of agreed works:

Contribution towards recreation facilities in Watchet. (Unilateral Undertaking has been signed).

SOUTH ROAD WATCHET

Developer: D Quartley

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:
£1,000

Cost Centre: 31064

Date received

06/09/2011

TOTAL Rec'vd
£1,000

Total Allocated to projects: £960.00

TOTAL Remaining: £40.00
Available for allocation

To Be Used By: No Expiry date.

Total Released £960.00

Applicant: Watchet Town Council £960.00
Two picnic benches - COMPLETED 2012/13
COMPLETED - AGREED £1,000 total
PAID £960 ON 3/10/12 On website Project 11 -

PI. Ref No: 3/37/08/026**Amount Due to WSC****Date received****Total Allocated to projects:** £1,000.00 >**Applicant:** Watchet Roots £1,000.00**Detail of agreed works:**

Stage 1: £1,000.00

26/06/2013

Outdoor Community Gym

Subject to a unilateral agreement dated 2nd Dec 2005, which requires payment of £1,000 towards community recreational provision in the parish of Watchet.

TOTAL DUE:
£1,000**TOTAL Rec'vd**
£1,000**TOTAL Remaining:** £0.00
Available for allocation

Awaiting invoices

Casino Road

WATCHET

To Be Used By: To be used within 5 years of the payment or repaid

Developer: Mr C Nicholas

Cost Centre: 31088**Total Released** £0.00**PI. Ref No:** 3/37/08/034**Amount Due to WSC****Date received****Total Allocated to projects:** £5,995.00 >**Applicant:** Watchet Roots £5,995.00**Detail of agreed works:**

Stage 1: £6,000.00

09/06/2011

Outdoor Community Gym

Stage 2: £4,000.00

No part of the development hereby permitted shall be commenced until a suitable mechanism to secure the affordable units, provision of bollards & car parking provision & the relevant level of contribution towards offsite community recreational provision and/or enhancement has been agreed in writing by the Local Planning Authority.

TOTAL DUE:
£10,000**TOTAL Rec'vd**
£6,000**TOTAL Remaining:** £5.00
Available for allocation

Awaiting invoices

To pay the First Instalment to the Council on the date hereof.

Not to occupy or allow or permit the Occupation of more than five dwellings until such time as the Second Instalment (£4,000) has been paid

Not to Occupy or allow or permit the Occupation of any Dwelling until such time as the Traffic Bollard Payment has been paid to the Council.

Swain Street

Watchet

To Be Used By: No expiry date.

Developer: ACORN Developments (SW) Ltd.

Cost Centre: 31060**Total Released** £0.00

PI. Ref No: 3/37/09/017

Detail of agreed works:

CONTRIBUTION TOWARDS THE PROVISION AND/OR ENCHANCEMENT OF COMMUNITY RECREATIONAL PROVISION IN THE PARISH OF WATCHET, prior to works commencing.

SWAIN STREET WATCHET

Developer: MR JOHN STONE

Amount Due to WSC

Stage 1: £2,000.00

TOTAL DUE:
£2,000

Cost Centre: 31066

Date received

12/03/2012

TOTAL Rec'vd
£2,000

Total Allocated to projects: £0.00

TOTAL Remaining: £2,000.00
Available for allocation

To Be Used By: NO EXPIRY DATE

Total Released £0.00

PI. Ref No: 3/37/10/017

Detail of agreed works:

£32,000 index linked as a contribution towards the provision of recreational facilities in the vicinity of the land (payable in 3 stages) 1. prior to commencement of development (£12k) 2. On occupation of the 7th Van (£10k) and On occupation of the 12th Van (£10k) + See record 2. (Affordable Housing).

WEST STREET WATCHET

Developer: Watchet Leisure Homes Limited

Amount Due to WSC

Stage 1: £12,000.0

Stage 2: £20,000.0

TOTAL DUE:
£32,000

Cost Centre: 31054

Date received

21/02/2011

TOTAL Rec'vd
£12,000

Total Allocated to projects: £8,342.41

TOTAL Remaining: £3,657.59
Available for allocation

To Be Used By: No expiry date

Total Released £8,342.41

Applicant: Knights Templar pool committee £8,342.41

Splashout II - PAID £15,186 - COMPLETED 2011/12

Total cost of project ex VAT £80,000. ALL PAID/COMPLETED - PHOTO SHOOT Fri 16 March.

PI. Ref No: 3/37/12/014

Detail of agreed works:

Means £16,000 calculated on the basis of a payment of £2,000 in respect of each individual dwelling (or such sums as may be substituted therefore in pursuance of the indexation in provisions in Clause 6.8 of this Deed payable as detailed in paragraph 18 of the Second Schedule for the purposes of the Council providing and/or enhancing community facilities within the parish of Watchet

The council covenants that it will pay to the person who paid the sum such amount of any payment made under this Deed which has not been expended in accordance with the provisions of this Deed within 5 years of the date of receipt by the Council of such payment together with interest at the base lending rate published by the Bank of England from time to time for the period from the date of payment to the date of refund.

The Council shall provide the person who paid the sum such evidence as shall be reasonably required in order to confirm the expenditure of the sums paid under this Deed.

(Affordable Housing see PLOb.Ref 329, associated also with planning ref. 3/37/12/15).

Mill Street Watchet

Developer: Mark Thomas

Amount Due to WSC

Stage 1: £16,000.0

TOTAL DUE:

£16,000

Date received

17/09/2013

TOTAL Rec'vd

£16,000

Total Allocated to projects:

£16,000.00

TOTAL Remaining:

£0.00

Available for allocation

Applicant: Watchet Roots

£16,000.00

Outdoor Community Gym

Awaiting invoices

To Be Used By: within five years of receipt by the Council

Total Released £0.00

In the parish of : Watchet

Amount owing to WSC - active planning obligations	£186,000
Amount received by WSC:	£121,000
Amount allocated to projects by WSC:	£114,233
Total remaining available for allocation:	£6,767

Williton						
PI. Ref No: 3/39/07/033	Amount Due to WSC	Date received	Total Allocated to projects:	£3,000.00	>	Applicant: Williton Brownie Club £3,000.00
Detail of agreed works:	Stage 1: £8,000.00	21/05/2008				Improvements to Brownie HQ - COMPLETED 2009/10
Contribution towards the provision or enhancement of local Recreational Facilities within the Parish of Williton & West Somerset in accordance with Policy PO/1 of the West Somerset District Local Plan(proposed modifications)	TOTAL DUE:	TOTAL Rec'vd	TOTAL Remaining:	£5,000.00		COMPLETED 2009
HALF ACRE	£8,000	£8,000	Available for allocation			
WILLITON			To Be Used By:	No Expiry date.		
Developer: Rockleaf Limited	Cost Centre: 31026		Total Released	£3,000.00		
PI. Ref No: 3/39/08/032	Amount Due to WSC	Date received	Total Allocated to projects:	£0.00		
Detail of agreed works:	Stage 1: £2,000.00	15/09/2009				
Contributions towards local community facilities in Williton.	TOTAL DUE:	TOTAL Rec'vd	TOTAL Remaining:	£2,000.00		
LONG STREET	£2,000	£2,000	Available for allocation			
WILLITON			To Be Used By:	No expiry date		
Developer: Mr B Criddle	Cost Centre: 31039		Total Released	£0.00		
PI. Ref No: 3/39/08/034	Amount Due to WSC	Date received	Total Allocated to projects:	£0.00		
Detail of agreed works:	Stage 1: £1,000.00	10/10/2012				
2 No part of the development hereby permitted shall be commenced until a suitable mechanism to secure the relevant level of contribution towards offsite community recreational provision and/or enhancement has been agreed in writing by the Local Planning Authority. Reason To ensure an appropriate level of community recreational provision, to accord with Policy(ies) R/4(a) and PO/1. Condition 2.	TOTAL DUE:	TOTAL Rec'vd	TOTAL Remaining:	£1,000.00		
HIGH STREET	£1,000	£1,000	Available for allocation			
WILLITON			To Be Used By:	No expiry date.		
Developer: Dr Louw	Cost Centre: 31078		Total Released	£0.00		

PI. Ref No: 3/39/08/036

Detail of agreed works:

The developer undertakes on behalf of himself & its successors in title with the intention of binding each & every part of the land to pay £9,000 as a contribution towards the provision and/or enhancement of community recreational provision in the vicinity of the land.

TOWNSEND WILLITON

Developer: Charter (SW) Ltd

Amount Due to WSC

Stage 1: £9,000.00

TOTAL DUE:
£9,000

Cost Centre: 31037

Date received

13/07/2009

TOTAL Rec'vd
£9,000

Total Allocated to projects: £3,270.00

TOTAL Remaining: £5,730.00
Available for allocation

To Be Used By: No expiry date

Total Released £3,270.00

Applicant: Williton Parish Council (Trustee of Williton Mem. Rec. Ground) £3,270.00

Enhance existing playing area with new equipment - COMPLETED 2012/13
COMPLETED 2012
On website Project 10

PI. Ref No: 3/39/09/002

Detail of agreed works:

(No paper Unilateral) Grampian Condition which states; " no commencement shall be made until a suitable mechanism to secure the relevant level of contribution towards off site community recreational provision and/or enhancement has been agreed by the LPA.

BRIDGE STREET WILLITON

Developer: Mr & Mrs J Freeman

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:
£1,000

Cost Centre: 31047

Date received

01/01/2001

TOTAL Rec'vd
£1,000

Total Allocated to projects: £0.00

TOTAL Remaining: £1,000.00
Available for allocation

To Be Used By: No expiry date

Total Released £0.00

PI. Ref No: 3/39/10/020

Detail of agreed works:

The Developer undertakes on behalf of himself and its successors in title to pay the council £1,000 for one newly created dwelling as a contribution towards the provision and/or enhancement of community recreational provision in the parish of Williton. Payment shall be made prior to works commencing.

LONG STREET WILLITON

Developer: Mark Holmes

Amount Due to WSC

Stage 1: £1,000.00

TOTAL DUE:
£1,000

Cost Centre: 31055

Date received

08/03/2011

TOTAL Rec'vd
£1,000

Total Allocated to projects: £0.00

TOTAL Remaining: £1,000.00
Available for allocation

To Be Used By: No expiry date

Total Released £0.00

PI. Ref No: 3/39/11/001	Amount Due to WSC	Date received	Total Allocated to projects: £21,000.00	Applicant: Williton Parish Council (Trustee of Williton Mem. Rec. Ground) £21,000.00
Detail of agreed works:	Stage 1: £21,000.0	15/09/2011		
Towards the provision and/or enhancement of open space facilities. £21,000 prior to commencement + £21,000 on practical completion of the 10th dwelling. A supplemental Deed of Variation (signed 14/6/11, supersedes previous planning permission & S106 ref no. 3/3910/008).	Stage 2: £21,000.0	13/03/2013	TOTAL Remaining: £21,000.00	Enhance existing playing area with new equipment - COMPLETED 2012/13
High Street Williton	TOTAL DUE: £42,000	TOTAL Rec'vd £42,000	Available for allocation	COMPLETED 2012
Developer: B A Gliddon & M Gliddon + Summerfield D	Cost Centre: 31063		To Be Used By: 15/09/16 - 5yrs from date of receipt of each payment	On website Project 10
			Total Released £21,000.00	

PI. Ref No: 3/39/12/025	Amount Due to WSC	Date received	Total Allocated to projects: £0.00	
Detail of agreed works:	Stage 1: £53,750.0	02/07/2013		
Recreation contribution, for the provision or improvement of community facilities within the parish of Williton, of £107,500. (50%) to be paid prior to commencement and 50% prior to the practical completion of the 20th dwelling. If any payment is paid late interest will be payable from the date payment is due to the date of payment.	Stage 2: £53,750.0		TOTAL Remaining: £53,750.00	
Doniford Road Williton	TOTAL DUE: £107,500	TOTAL Rec'vd £53,750	Available for allocation	
Developer: Summerfield Developments	Cost Centre: 31089		To Be Used By: 5 yrs of the date of payment with base rate interest	
			Total Released £0.00	

In the parish of : Williton

Amount owing to WSC - active planning obligations	£171,500
Amount received by WSC:	£117,750
Amount allocated to projects by WSC:	£27,270
Total remaining available for allocation:	£90,480

ALL PARISHES TOTALS:

Due to WSC under active Planning Obligations	£551,885
Received by WSC:	£432,135
Allocated to projects:	£235,165
Total remaining available for allocation:	£196,970

PLANNING OBLIGATIONS - Summary of Signed Planning Obligations where payments have not been received

22-Sep-14

Pl. Ref No and Application details:

3/37/13/035

Erection of 73 dwellings (including 25 affordable homes), creation of an access from Doniford Road, provision of open space, landscaping, parking and associated works.

Developer: Summerfield Developments Ltd

Affordable Housing.

To deliver 25 dwellings as Affordable Dwellings which shall (unless otherwise agreed in writing with the Council) comprise of at least 9 Social Rented Units and no more than 16 units which may include a mix of Shared Ownership Units Affordable Rent Units or Low Cost Units.

Not more than fifty 50% of the Open Market Dwellings shall be occupied until seventy five 75% of the affordable dwellings to be provided pursuant to this agreement have been practically completed and the ownership thereof transferred to a registered provider without the need for any public subsidy

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in**£0.00****crowcombe****Pl. Ref No and Application details:**

3/07/11/016

Development of 5 new affordable homes & the associated external works inclu. new entrance & services.

Developer: Falcon Rural Housing Ltd

All 5 dwellings as affordable housing in perpetuity. subsidised or reduced cost housing that will be available to persons who cannot afford to rent housing generally available on the open market;

"Affordable Housing Units"the five residential units comprised within the Development together with car parking spaces shown on drawing number 056/2010/003A or (where the context requires) any one or more of them

Amount received

Stage 1:

TOTAL**Next Action:** NFA**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in crowcombe

Dunster

PI. Ref No and Application details:

3/10/11/001

Demolition of existing farm buildings & erection of up to 54 residential dwellings, open space, landscaping & ancillary works.

Developer: Crown Estate

Open Space

Not to Commence the Development until such time as the Open Space Specification has been submitted to and approved in writing by the Council (such approval not to be unreasonably withheld or delayed).

The laying out of open space prior to the occupation of 50% of the dwellings. Thereafter manage and maintain the open Space in accordance with the specification.

Amount received

Stage 1: £0.00

TOTAL £0.00

Next Action:

To Be Used By:

To be expended/committed for expenditure of the Deed within 5 years of the date of receipt by the Council with interest from date of payment to refund

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

PI. Ref No and Application details:

3/10/11/001

Demolition of existing farm buildings & erection of up to 54 residential dwellings, open space, landscaping & ancillary works.

Developer: Crown Estate

Live work units.

Prior to the occupation of 75% of the open market dwellings the 2 live work units to be provided and ready for occupation.

Amount received

Stage 1: £0.00

TOTAL £0.00

Next Action:

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/10/11/001

Demolition of existing farm buildings & erection of up to 54 residential dwellings, open space, landscaping & ancillary works.

Developer: Crown Estate

Provision of not less than 21% of the dwellings as affordable dwellings. Not more than 50% of the open market dwellings to be occupied before 75% of the affordable dwellings are practically complete and provided to the RP. Not to occupy more than 75% of the open market dwellings until the remaining 25% of the affordable dwellings are practically complete and transferred to the RP.

The Owner shall provide the Council with fourteen day's prior written notice of the following events:

18.1 The Commencement of Development

18.2 The date on which the first dwelling is first Occupied.

18.3 The date on which more than 50% of the dwellings are first occupied.

18.4 The date on which more than 50% of the Open market dwellings are first occupied.

18.5 The date on which more than 75% of the open market dwellings are first occupied.

Pl. Ref No and Application details:

3/10/11/001

Demolition of existing farm buildings & erection of up to 54 residential dwellings, open space, landscaping & ancillary works.

Developer: Crown Estate

Agreement with Somerset County Council (not WSC).

Provision & adherence to a travel plan.

Provision of a Travel voucher contribution of up to £9,800 (various triggers).

Provision of education contribution of £12, 257 per pupil, likely to be generated by the development prior to the occupation of more than 50% of the dwellings.

Provision of £50,000 towards the provision of highway improvements prior to the commencement of the development.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/10/11/001

Demolition of existing farm buildings & erection of up to 54 residential dwellings, open space, landscaping & ancillary works.

Developer: Crown Estate

The Environmental & Recreation Contribution for the provision or enhancement of community recreation facilities and/or provision or enhancement of environmental or community safety scheme within the parish of Dunster and for no other purpose, shall be paid in accordance with the following provisions;

The sum of £24,000, twenty four thousand pounds. Twelve thousand pounds (£12,000) Index linked shall be paid to the Council prior to the Commencement on the development; The sum of 12,000(Twelve thousand pounds) Index linked shall be paid to the council prior to the Occupation of more than 50% of the Open Market dwellings.

Amount received

Stage 1: £12,000.0

Stage 2: £12,000.0

TOTAL £24,000.00**Next Action:**

To Be Used By: five years of the date of receipt by the council together with interest at the Bank of England base rate.

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Dunster £24,000.00

Huish Champflower**Pl. Ref No and Application details:**

3/17/13/009

Remove restriction of holiday lets to allow the use as two dwellings.

Developer: Miss J Cook

£10,000 (two payments of £5,000) towards community infrastructure. The Owner shall pay to th Council the Contribution Index Linked (including any interest for late payment due under clause 5), before residential occupation occurs (i.e. other than the purposes of holiday let) for that dwelling. One payment for each dwelling.

Amount received

Stage 1: £5,000.00

Stage 2: £5,000.00

TOTAL £10,000.00**Next Action:** MONITORING

To Be Used By: No expiry date.

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Huish Champflower £10,000.00

Minehead

Pl. Ref No and Application details:

3/21/07/056

AMENDMENT TO EXISTING CONSENT 3/21/06/109+110 TO INCLUDE THE CREATION OF ADDITIONAL 2 BED APARTMENT IN ROOFSpace. AS AMENDED BY PLAN NO. MINEHEAD/THF/04 REV A.

Developer: Mr Barry Richards

Prior to the commencement of any work on site, details shall be submitted to an be approved in writing by the Local Planning Authority of mechanism (ie Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990) to secure the relevant contribution towards community recreation facilities in Minehead. Grampian cond (2) request outstanding money £1,000

Amount received

Stage 1: £0.00

TOTAL £0.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/07/139

SUB DIVISION OF EXISTING FIRST FLOOR FLAT TO FORM 2 NO. SELF CONTAINED FLATS.

Developer: Mrs Claire Greenhill

Prior to the commencement of any work on site, details shall be submitted to and be approved in writing by the Local Planning Authority of mechanism (ie Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990) to secure the relevant contribution towards community recreation facilities in Minehead. Superseded by 3/21/11/088. No money due. (Applicant living in No. 3, works not complete 12/7/12). Send letter asking if commenced permission. Letter out 112014

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/08/029

CHANGE OF USE FROM OFFICE TO SHOP AND THREE FLATS AS AMENDED BY LETTER DATED 10th April 2008.

Developer: Arrested Development Ltd (check if owner)

Towards the provision and or enhancement of community recreational provision in the vicinity of the land. Condition 2.

Amount received

Stage 1: £3,000.00

TOTAL £3,000.00

Next Action: MONITORING

To Be Used By: 5 years after payment

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/08/089
GROUND FLOOR EXTENSION & CONVERSION OF EXISTING HOUSE TO FORM TWO DWELLINGS.

Developer: Marianna Haines (check if owner)

No part of the development hereby permitted shall be commenced until a suitable mechanism to secure the relevant level of contribution towards off site community recreational provision and/or enhancement has been agreed in writing by the Local Planning Authority. Condition3 send letter.

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/09/009
CHANGE OF USE OF FIRST FLOOR A1 USE CLASS TO SINGLE FLAT.

Developer: Miss P Thistlethwaite

Prior to the commencement of any work on site, details shall be submitted to and be approved in writing by the Local Planning Authority of a mechanism (ie Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990) to secure the relevant contribution towards the provision of community recreation facilities in Minehead Reason To ensure that an appropriate contribution from the proposed development is received to accord with the requirements of policies PO/1and R/4(a). Condition 2. Send letter

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/09/119
CHANGE OF USE OF OFFICES TO EIGHT 2-BED FLATS & FOUR 1-BED FLATS, ALTERATIONS & EXTENSION TO EXISTING BUILDING & VEHICULAR ACCESS - AS AMENDED BY LETTER DATED 09/02/2010 TOGETHER WITH THE ACCOMPANYING DETAILS PLAN NO. 705.004 REV C,

Developer: ERM

Amount received

Stage 1: £12,000.0

Stage 2: £12,000.0

TOTAL £24,000.00

Next Action: MONITOR

To Be Used By: No Expiry date.

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/10/110

ALTERATIONS TO EXISTING HOUSE TO FORM TWO FLATS.

Developer: MR & MRS C LANGDON

£1000 for each newly created dwelling as a contribution towards the provision and.oir enhancements of community recreational prvision in the parish of Minehead.Still registered as 1 property with c tax (12/7/12).

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/11/021

Erection of 33 dellings, associated access, parking and landscaping works and the provision of public open space.

Developer: Magna West Somerset Hosuing Association

The construction of 33 Dwellings for affordable housing on the Site with associated access parking and landscaping works and the provision of public open space.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/11/123

COU of former SCC agricultural site to provide a site for a residential development of 46 dwellings together with garages, parking spaces and associated works (resubmission of 3/21/11/023).

Developer: Summerfield Developments

No later than Occupation of the last Dwelling to submit to the Council for approval (such approval not to be unreasonably withheld) a Shedule of Maintenance Standards for the management and maintenance of the Open Space and following such approval to maintain or procure the maintenance of the Open Space to a standard which is at all times at least equal to the standards indentified in the said Schedule of Maintenance Standards ('the Maintenance Standards').

Within 3 months of the date of Occupation of the last Dwelling to transfer the Open Space to a management company established by the Owner at its own expense for the purpose of maintaining the Open Space to the Maintenance Standards PROVIDED THAT if at any time the Council reasonably concludes the said management company has failed to maintain the Open Space to the Maintenance Standards ten (upon receipt of written notice of the same from the Council) Summerfield Developments (SW) Limited shall undertake the said maintenance of the Open Space to the Maintenance Standards and hereby covenant with the Council to that effect.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/21/13/084

Erection of 29 dwellings, 8 apartments and associated parking and landscaping, construction of access from Ellicombe Meadow and laying out of a temporary construction access from Ellicombe Lane.

Developer: Strongvox

8 Affordable dwellings on site, (plot nos. 5-12). Plus an off site financial contribution to Affordable Housing within the district of West Somerset of £111,375.00 (One hundred and eleven thousand three hundred and seventy five pounds). The Owner shall pay the Off Site Affordable Housing Contribution to the Council in the following instalments: Fifty per cent (50%) prior to Commencement of Development and fifty per cent (50%) prior to Occupation of fifty per cent (50%) of the Dwellings.

Pl. Ref No and Application details:

3/21/13/084

Erection of 29 dwellings, 8 apartments and associated parking and landscaping, construction of access from Ellicombe Meadow and laying out of a temporary construction access from Ellicombe Lane.

Developer: Strongvox

Community Infrastructure Contribution - a financial contribution in the sum of £160,000 (one hundred and sixty thousand pounds) to be paid to the Council as a contribution towards the cost of the provision of community infrastructure/facilities within the Parish of Minehead.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Amount received

Stage 1: £80,000.0

Stage 2: £80,000.0

TOTAL £160,000.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Minehead**£191,000.00**

Stogumber

Pl. Ref No and Application details:

3/31/10/008

CONVERSION OF BARN TO LIVE/WORK UNIT AS AMENDED BY REVISED DRAWINGS No. 01A, 03B, 04A AND ADDITIONAL PLAN No. 05 RECEIVED ON 22/9/10.

Developer: Miss Claire Dyer

The developer hereby undertakes on behalf of himself & its successors in title with the intention of binding each & every part of the land to pay the Council £1,000 for the newly created dwelling as a contribution towards the provision and/or enhancement of community recreational provision in the parish of Stogumber prior to any works commencing. No details with c tax (12/7/12).

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/31/99/013

RESIDENTIAL DEVELOPMENT OF NINE DWELLINGS - AS AMENDED BY REVISED CERTIFICATE OWNERSHIP, DRAWING NO. 02.43.05.B AND THE LETTER AND PLAN DATED 21/06/2004

Developer: Gadd Homes

Contribution towards the provision of & 2 affordable dwellings.

Amount received

Stage 1:

TOTAL

Next Action: MONITORING

To Be Used By: Prior occupation of 5th dwelling

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Stogumber

£1,000.00

Stogursey

Pl. Ref No and Application details:

3/32/07/013

Erection of 6 dwellings as amended by drawing no. 29a + 2

NB: Developer in liquidation

Developer: Rosebourne Homes Ltd

The development hereby approved shall not commence on site until a mechanism for the provision of 1.5 affordable dwellings and a contribution towards recreational facilities has been submitted to and approved in writing by the Local Planning Authority. The affordable dwelling and the contributions towards a dwelling and recreational facilities in the parish of Stogursey or surrounding parishes shall be provided fully in accordance with the approved mechanism prior

to the first occupation of any of the dwellings hereby approved and maintained as such in accordance with the approved mechanism.

Reason To comply with Policies PO/1, H/4 35 of the West Somerset District Local Plan.

Write letter requesting payment.

Amount received

Stage 1: £6,000.00

TOTAL £6,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/32/09/009

CONVERSION OF BARN TO HOLIDAY COTTAGE.

Developer: Mr Graham Binstead

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Stogursey

£7,000.00

Watche

Pl. Ref No and Application details:

3/37/13/035

Erection of 73 dwellings (including 25 affordable homes), creation of an access from Doniford Road, provision of open space, landscaping, parking and associated works.

Developer: Summerfield Developments Ltd

Council monitoring payment.

Monitoring and administration fee of the sum of £100 per dwelling which equates to a total of £7,400 (seven thousand and four hundred pounds) to be used as a contribution towards the cost to the Council of monitoring and administering this Agreement.

Amount received

Stage 1: £0.00

TOTAL £0.00

Next Action:

To Be Used By:

Date:

- Development not yet started
- Dev. started but trigger not reached
- TrigPointReached, payment requested

Total possible contributions to schemes in	Watche	£0.00
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Watchet

Pl. Ref No and Application details:

3/37/06/007

RESIDENTIAL DEVELOPMENT OF 37 RESIDENTIAL DWELLINGS, NEW ACCESS ROAD.

Developer: Regal Heritage

Towards to provision and/or enhancement of off-site youth and/or adult recreation in the town and parish of Watchet.

Re: Trigger stage-19 dwelling occupied as of February 2010 - awaiting Stage 2 payment. (See PIOb.Ref 91 for Aff.Hsg details)

Amount received

Stage 1:

Stage 2:

TOTAL

Next Action: MONITOR

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/07/005

Proposed alteration & extension, to existing garage to form garage = flat- as amended by drg. Rec. with letter dated 12/02/07 & incorporating drg. No. 06/146/4 as amended by drg. No. 06/146/3 rec. with letter dated 12/03/07.

Developer: Mr D Hunt, Automonza, Bridge Garage.

Amount received

Stage 1: £0.00

TOTAL £0.00

Next Action: INVESTIGATE

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/07/049

DIVIDE ONE SINGLE FLAT INTO TWO SELF-CONTAINED FLATS - AS AMENDED BY PLAN RECEIVED 21/12/2007.

Developer: Janet Hicks

Community recreation provision and or enhancement within Watchet.

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00

Next Action: MONITORING

To Be Used By:

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/08/036

CONVERSION OF COMMERCIAL UNITS INTO 10 RESIDENTIAL UNITS, ERECTION OF A 70 BEDROOM CARE HOME, REDESIGNED ACCESS & ASSOCIATED WORKS

Developer: Burritt Holland Ltd (for Marleys(applicant)).

1.14 Recreational Facilities Contribution shall mean the sum of Twenty Thousand Pounds (£20,000) index linked.

The Owner shall give to the District Council and the County Council 14 days written notice of his intention to Commence the Development and shall confirm in writing within 7 days after Commencement that the Development has been Commenced PROVIDED THAT failure to provide notification as required by this paragraph shall not render this Agreement inoperative.

Amount received

Stage 1: £20,000.0

TOTAL £20,000.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/08/036

CONVERSION OF COMMERCIAL UNITS INTO 10 RESIDENTIAL UNITS, ERECTION OF A 70 BEDROOM CARE HOME, REDESIGNED ACCESS & ASSOCIATED WORKS

Developer: BURRITT HOLLAND (FOR MARLEYS).

No more than 30% of the Market Units shall be Occupied until all of the Affordable Housing Units are ready and available for Occupation to the satisfaction of the District Council. The Affordable Housing Units shall not be sold leased or parted with in any way and possession in them shall not be shared except as permitted by the provisions of the Second Schedule.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/08/036

CONVERSION OF COMMERCIAL UNITS INTO 10 RESIDENTIAL UNITS, ERECTION OF A 70 BEDROOM CARE HOME, REDESIGNED ACCESS & ASSOCIATED WORKS

Developer: Burritt Holland Ltd (for Marleys(applicant)).

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/10/021

ERECTION OF A DETACHED DWELLING (PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION REFERENCE NO. 3/37/07/036)

Developer: Mrs Jane Cook

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00**Next Action:** MONITOR - CHECK COMMENCMENT**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/12/014

Demolition of existing storage building removal of entrance gates, & excavation of concrete yard areas to clear site for redevelopment & construction of a residential development of 8 dwellings incorporating parking court for 8 vehicles accessed from Mill Street, with a pedestrian

Developer: Mark Thomas

Clause 6.18

The Developer shall pay to the Council on completion of this Agreement the reasonable costs of the Council incurred in the negotiation preparation and execution of this Agreement in the sum of One thousand pounds £1,000.

Clause 6.19

The Developer shall pay to the Council on completion of this Agreement the reasonable costs of the Council incurred in monitoring compliance with the obligations on the part of the Owner and Developer contained in of this Agreement in the sum of Eight Hundred Pounds (£800).

Amount received

Stage 1: £1,800.00

TOTAL £1,800.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/12/015

Demolition of existing storage building removal of entrance gates, & excavation of concrete yard areas to clear site for redevelopment & construction of a residential development of 8 dwellings incorporating parking court for 8 vehicles accessed from Mill Street, with a pedestrian

Developer: Mark Thomas

Contribution for Affordable Housing (Recreational contribution see PIOb.Ref 341 (associated also with planning ref. 3/37/12/14).

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/13/015

Revised application from (3/37/06/007). This application is for the development of 7 linked town houses

Developer: Regal Heritage

This is a supplemental agreement which superceeds the previous legal agreement. In relation to application 3/37/06/007.

The 2006 Undertaking shall be contrued as if the following wording:

"£37,000 upon first occupation of the nineteenth (19th) dwelling to be occupied on the land" had been deleted and replaced with the following:

"£37,000 on the sooner of:

(a) first occupation of the third (3rd) dwelling to be constructed pursuant to the Revised Permission on the Revised Development Land; or

(b) the expiration of a period of 2 years following the date on which the Revised Permission has been granted"

Such sum to be used for the provision of and/or enhnacement of community facilities/infrastructure within the Parish of Watchet.

Amount received

Stage 1: £37,000.0

TOTAL £37,000.00**Next Action:**

To Be Used By: within 5 years of the date of final payment(NB final payment has not yet been received.

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/13/035

Erection of 73 dwellings (including 25 affordable homes), creation of an access from Doniford Road, provision of open space, landscaping, parking and associated works.

Developer: Summerfield Developments Ltd

Pre school contribution to SCC.

Prior to the occupation of 50% of the dwellings calculated by reference to the number of dwellings permitted in the development and not to occupy more than 50% of the dwellings permitted in the development until such payment has been received by the County Council.

Failure tp pay any sums under this agreement when such payment falls to be paid then the council shall have the right to charge interest on such unpaid sum at the rate of four per cent (4%) per annum at such time above the base rate of the Bank of England.

Amount received

Stage 1: £24,514.0

TOTAL £24,514.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/13/035

Erection of 73 dwellings (including 25 affordable homes), creation of an access from Doniford Road, provision of open space, landscaping, parking and associated works.

Developer: Summerfield Developments Ltd
Primary School contribution to SCC**Amount received**

Stage 1: £122,570.

TOTAL £122,570.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/37/13/035

Erection of 73 dwellings (including 25 affordable homes), creation of an access from Doniford Road, provision of open space, landscaping, parking and associated works.

Developer: Summerfield Developments Ltd

COMMUNITY INFRASTRUCTURE CONTRIBUTION.

30% prior to the commencement of development

30% prior to occupation of the 20th Open market Dwelling

40% prior to the Occupation of the 40th Open Market Dwelling

and shall not (as the case may be) Commence the development or occupy more than 20 or 40 open market dwellings until the said respective instalments are received.

£4,250 per open market dwelling (x48) = £204,000

Amount received

Stage 1: £204,000.

TOTAL £204,000.00**Next Action:****To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in Watchet**£411,884.00**

Williton**Pl. Ref No and Application details:**

3/39/06/006

BUILD A NEW DWELLING BY EXTENDING & CONVERSION OF WORKSHOP COTTAGE, ALTER 25 LONG ST & OUTBUILDINGS, DEMOLISH SHOP FRONT, ALTER 27 LONG ST.

Developer:

A Unilateral Undertaking dated 21 March 2006 relates to these premises and requires payment of £1,000 toward recreational provision and/or enhancement in Williton prior to the commencement of any construction work on the approved dwelling. The monies to be repaid with interest if not spent on such facilities within five years of its payment.

Amount received

Stage 1: £1,000.00

TOTAL £1,000.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/39/12/025

Erection of 29 dwellings with associated access, garages, parking & landscaping works.

Developer: Summerfield Developments

Open Space Contribution.

Provision of a schedule of open space maintenance prior to the occupation of the 15th dwelling.

Amount received

Stage 1: £0.00

Stage 2:

TOTAL**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/39/12/025

Erection of 29 dwellings with associated access, garages, parking & landscaping works.

Developer: Summerfield Developments

Laying out of the open space by the occupation of the first dwelling or within six months of the removal of the pylon.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Pl. Ref No and Application details:

3/39/12/025

Erection of 29 dwellings with associated access, garages, parking & landscaping works.

Developer: Summerfield Developments

Submission of a schedule of hedge maintenance prior to commencement of works followed by adherence to the schedule.

Amount received

Stage 1: £0.00

TOTAL £0.00**Next Action:** MONITORING**To Be Used By:**

Date:

- Development not yet started
 Dev. started but trigger not reached
 TrigPointReached, payment requested

Total possible contributions to schemes in	Williton	£1,000.00
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ALL PARISHES TOTALS:

Total possible contributions for schemes in all Parishes	£645,884
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PI. Ref No and Application details:

3/39/12/025
Erection of 29 dwellings with associated access, garages, parking & landscaping works.
Provision of 9 affordable dwellings.

Developer: Summerfield Developments
Provision of 9 affordable dwellings.

PI. Ref No and Application details:

Amount received

Stage 1: £53,750 Paid
Stage 2: £53,750
TOTAL £ 53,750

Next Action:

To Be Used By:

Date:

- Development not yet started
- Dev. started but trigger not reached
- TrigPointReached, payment requested



Not in?

Report Number: WSC 140/14
Presented by: Cllr Peter Murphy, Chairman of Scrutiny
Author of the Report: Sam Rawle, Scrutiny Officer
Contact Details:
 Tel. No. Direct Line 01984 635223
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Report to a Meeting of: Cabinet
To be Held on: 1 October 2014
Date Entered on Executive Forward Plan
Or Agreement for Urgency Granted: 1st September, 2014

SCRUTINY RECOMMENDATIONS – QUANTOCK HILLS AONB

1. PURPOSE OF REPORT

- 1.1 This report details the recommendation of Scrutiny Committee to Cabinet, arising from the presentation received from Chris Edwards, Manager of the Quantock Hills Area of Outstanding Natural Beauty at the meeting of Scrutiny Committee on 7th August, 2014.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 There are no direct links with regards to this report.

3. RECOMMENDATIONS

- 3.1 Cabinet consider the recommendations of the Scrutiny Committee as set out in paragraph 5.3.

4. RISK ASSESSMENT (IF APPLICABLE)

Risk Matrix

Description	Likelihood	Impact	Overall
There are no risks directly associated with this report			

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measures have been actioned and after they have.

5. BACKGROUND INFORMATION

- 5.1 At the Scrutiny Committee held 7th August, 2014 a presentation was received from Chris Edwards, Manager of the Quantock Hills Area of Outstanding Natural Beauty.

5.2 The presentation and subsequent discussion focused on the service that the Quantock Hills AONB provides, the latest funding position and the impact on the service should funding be reduced in the future.

5.3 Scrutiny Committee resolved to make the following recommendations to Cabinet:

- 1) That Scrutiny Committee recognises the developments that have taken place relating to changes in funding the Quantock Hills Area of Outstanding Beauty (QHAONB) in recent years and in particular recent discussions hosted by Somerset County Council aimed at achieving a sustainable funding position going forward. Scrutiny Committee recommends that Cabinet consider maintaining the Council's contribution at least at the current level for future years if required.
- 2) That Cabinet be recommended to consider lobbying DEFRA through the LGA to secure a more sustainable funding arrangement of all AONBs, in the same way that National Parks are funded, thus recognising the value of these designated parts of England and Wales, and in the interim request Somerset County Council provide sufficient funding to sustain the operation of the Quantock Hills AONB.

6. FINANCIAL/RESOURCE IMPLICATIONS

6.1 At present West Somerset Council has a Memorandum of Understanding with the QHAONB service and West Somerset Council contributes £9,957 per annum through this agreement.

7. COMMENTS ON BEHALF OF SECTION 151 OFFICER

7.1 No comments received in respect of this report.

8. EQUALITY & DIVERSITY IMPLICATIONS

Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.

The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

8.1 There are no direct links with regard to this report.

9. CRIME AND DISORDER IMPLICATIONS

9.1 There are no direct links with regard to this report.

10. CONSULTATION IMPLICATIONS

10.1 There are no direct links with regard to this report.

11. ASSET MANAGEMENT IMPLICATIONS

11.1 There are no direct links with regard to this report.

12. ENVIRONMENTAL IMPACT IMPLICATIONS

- 12.1 The QHAONB service delivers a statutory Management Plan by working with partner organisations working towards the conservation and enhancement of the Quantock Hills. Core funding provided by local authorities provides resources for staff for the development of bids and funding arrangements for project delivery and implementing the statutory Management Plans.

13. LEGAL IMPLICATIONS

- 13.1 There are no direct links with regard to this report.

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Report Number: WSC 137/14

Presented by: Cllr K Turner, Lead Member for Housing, Health and Wellbeing

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Report to a Meeting of: Cabinet

To be Held on: 1 October 2014

Date Entered on Executive Forward Plan Or Agreement for Urgency Granted: Not Applicable

WEST SOMERSET LOCAL PLAN – REQUEST FOR ADDITIONAL BUDGET

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Cabinet approval for recommendation to Council for the provision of a supplementary estimate of £74,750 in the year 2014/15. Subject to approval this budget will allow for the progression of the West Somerset Local Plan to publication.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The emerging Local Plan contributes to the Corporate Priority “Local Democracy” in that it seeks to increase the amount of Central Government funding arising from New Homes Bonus through increasing the supply of new housing within the District. The Local Plan will also contribute towards the realisation of the Corporate Priority “New Nuclear Development at Hinkley Point” by helping to mitigate the impact of the development through the application of the Plan’s policies.

3. RECOMMENDATIONS

- 3.1 It is recommended that:
- 3.1.1 Cabinet recommend approval by Full Council of a supplementary estimate request of £74,750 to cover additional costs arising and relating to the West Somerset Local Plan preparation through to examination and beyond to adoption. Of this sum, £18,400 to be added to the Planning Policy Budget in 2014/15, with the balance of £56,350 transferred to a Planning Policy earmarked reserve to be drawn down in 2015/16.
- 3.1.2 That the supplementary estimate is funded by General Fund Reserve balances.

- 3.1.3 Members note the requirement for Local Plan funding on an ongoing basis, and support the addition of an annual provision within the Medium Term Financial Plan from 2016/17 onwards.

4. **RISK ASSESSMENT (IF APPLICABLE)**

Risk Matrix

Description	Likelihood	Impact	Overall
Risk: Insufficient budget is set aside for the progression of the West Somerset Local Plan. This would result in the Plan being unable to progress towards adoption and would result in the period in which the Council had to operate without an up-to-date plan being extended.	Likely (4)	Major (4)	High (16)
Mitigation: Provide additional funding as requested by this report. Additional budget should allow for the Plan to progress towards publication in the early New Year and on towards adoption.	Unlikely (1)	Moderate (4)	Low (4)

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measures have been actioned and after they have.

5. **BACKGROUND INFORMATION**

- 5.1 Members will be aware that the West Somerset Local Plan is in the process of being reviewed. The Local Plan forms the starting point for planning decisions across the District and helps to provide certainty to communities, developers, landowners and key stakeholders as to the way in which West Somerset will develop over the long-term.
- 5.2 The Local Plan has now reached a relatively advanced stage having been subjected to numerous rounds of public consultation and engagement. The document is being readied for publication; an important formal stage in the plan-making process whereby parties are invited to comment upon the 'soundness' of the Plan. Representations are then put before an independently appointed planning inspector who will consider whether the document meets certain important tests including whether or not it is justified, effective and consistent with national policy.
- 5.3 In order that the Plan be published there remains some further work to be undertaken by the Council. Much of this work can only reasonably be carried out by consultants appointed on the Council's behalf and the costs associated with completing this work exceeds the provision currently made within existing budgets.
- 5.4 The 2014/15 budget includes £5,000 under the Local Development Framework in addition to a further £2,000 against the 'Northern Peninsula Strategic Housing Market Assessment' (this money is now committed with the NPSHMA now commissioned albeit the West Somerset contribution is £1,250). The existing budget does not make sufficient provision to cover the totality of the further costs arising with pursuing the Plan towards publication.

- 5.5 Additional costs arising during 2014/15 broadly fall under two categories: incidental costs associated with development plan preparation and evidence base. A more detailed breakdown of these anticipated costs is included within Appendix 1.
- 5.6 Incidental costs would cover items such as the production and printing of the Publication Plan itself as well as Proposals Maps and associated materials. These costs are estimated to total approximately £6,550. Evidence Base costs would cover a Heritage Asset Study, a Sustainability Appraisal (SA) of the Published Plan and a contribution towards a re-defining of Strategic Housing Market Areas across Somerset. These costs are considered likely to total £16,200 (this is based upon a fee proposal for the SA - £10,500 and an invoice for the Heritage Asset Study which has already been completed on the Council's behalf by the County Council's Archaeologist - £4,712.70).
- 5.7 With additional costs totalling £23,400 and an existing uncommitted budget of just £5,000 a request is being made for a further £18,400 to be transferred to the Planning Policy budget in 2014/15. The additional budget would allow the Council's officers to progress the Plan to publication during the current year.
- 5.8 Members are also requested to note that beyond the current year there will be considerable further costs associated with bringing the Local Plan forward to adoption. Such costs principally relate to the examination of the Plan itself by an independently appointed planning inspector and the appointment of a 'Programme Officer'; an employee of the Council responsible for managing the day-to-day running of the examination and point of contact between the Council, Inspector and Objectors. Appendix 2 includes an indicative breakdown of the likely costs, which are estimated at £56,350.

6. **FINANCIAL/RESOURCE IMPLICATIONS**

- 6.1 A breakdown of the estimated additional costs are provided in detail in Appendices 1 and 2. The table below summarises these and the current funding gap.

	2014/15 £	2015/16 £	Total £
Local Plan preparation – per Appendix 1	23,400		23,400
Local Plan publication and examination – per Appendix 2		56,350	56,350
Total Estimated Costs	23,400	56,350	79,750
Current Budget	5,000	TBC	5,000
Funding Gap	18,400	56,350	74,750

- 6.2 The table above assumes that the total additional costs for 2015/16 will need to be fully funded from Reserves. This is a prudent approach, both in the context that at this stage the 2015/16 is not yet approved and also that service has indicated there could be further costs associated with the examination. The 2015/16 Base Budget of £5,000, if approved, will provide a contingency for further costs.
- 6.3 There are no current earmarked reserves set aside for the Local Plan. On this basis, if the progression of these proposals is determined to be a top priority for the Council in the timeframe indicated, the only real funding option is to use General Reserves. The following table indicates the current reserves position.

General Reserves Balance	£
Balance 1 April 2014	991,866
Less: 2014/15 Original Budget transfer from reserves	-321,108
Less: Approved supplementary estimates (Blenheim Gardens / Sand clearance / Coastal Protection)	-40,500
Current approved balance	630,258
Less: Commitment to underwrite Superfast Broadband capital scheme (if insufficient capital receipts arising)	-131,000
Uncommitted Balance	499,258
Recommended Minimum Reserves Balance	500,000

- 6.4 It is evident from the table above that General Reserves are at the minimum recommended level. The approval of the supplementary estimate for the Local Plan preparation and inspection would reduce reserves to below the recommended minimum, which is a risk in financial planning terms. The current year budget monitoring is currently (as at Quarter 1) reporting a forecast underspend for the year of approximately £105,000. This would indicate that there is potential for the outturn position to return reserves above the minimum, provided the forecast underspend is realised.
- 6.5 Looking further ahead, it is evident that the costs of delivering the Local Plan is greater than our current budget provision. The Planning Policy service has indicated that it would be appropriate to plan for a requirement to review/update the Local Plan approximately every 5 years. It would therefore be appropriate to review recognise this requirement in our financial planning and as such it is advisable to create an annual budget provision to spread the cost over several years rather than rely on availability of reserves at the relevant time. It is therefore suggested that an additional sum (in the region of £10,000 per year) is included in the Medium Term Financial Plan from 2016/17 onwards.

7. COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 7.1 The financial implications associated with this report are set out above. Clearly the progress of a robust Local Plan is key for the community of West Somerset. However, the impact of approving this supplementary budget on the Council's limited reserves must be noted. The minimum level of reserves will be breached by this decision and leaves no flexibility for further supplementary estimates during 14/15.
- 7.2 Members need to recognise the seriousness of this, and support the Officers in taking action to manage the in-year budget position to ensure reserves can be topped up again by the end of 2014/15. This will be reviewed as part of the Quarter 2 budget monitoring process with the expectation that sufficient confirmed underspends will be taken from service budgets and returned to general balances.
- 7.3 The recommendation to update the Medium Term Financial Plan to recognise this ongoing obligation is supported.

8. EQUALITY & DIVERSITY IMPLICATIONS

Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process. The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

8.1 There are none directly associated with the recommendations in this report.

9. CRIME AND DISORDER IMPLICATIONS

9.1 There are none directly associated with the recommendations in this report.

10. CONSULTATION IMPLICATIONS

10.1 There are none directly associated with the recommendations in this report.

11. ASSET MANAGEMENT IMPLICATIONS

11.1 There are none directly associated with the recommendations in this report.

12. ENVIRONMENTAL IMPACT IMPLICATIONS

12.1 Should provision not be made for this further work the Local Plan will be unable to progress to publication. This would mean that the Council would not be able to provide an up-to-date plan to guide decision-making and may result in an unsustainable form, scale and location of development across the District.

13. HEALTH & WELLBEING

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

13.1 There are none directly associated with the recommendations in this report.

14. LEGAL IMPLICATIONS

13.1 Should provision not be made for this further work the Local Plan will be unable to progress to publication. This would mean that the Council would not be able to provide an up-to-date plan which is a requirement of national planning policy and a statutory obligation of West Somerset Council as planning authority.

**APPENDIX 1: ANTICIPATED ADDITIONAL COSTS ASSOCIATED WITH PLAN-
MAKING 2014/15**

Item:	Est Cost £	Notes:
Preparation of Local Plan Proposals Maps	1,200	Incidental - Recharge from Taunton Deane to cover tier 6 (Technical Officer) time.
Printing/CDs	3,000	Incidental - Includes printing and electronic production of Proposals Maps, Plan, Sustainability Appraisal and other supporting documents.
Press Advertisement	350	Incidental - Statutory requirement.
Postage and packing	1,000	Incidental
Programme Officer	1,000	Incidental - Notional cost to cover any costs incurred through recruitment e.g. advertising, interview expenses. Unlikely to be any salary cost in year although this cannot be ruled out – the post could also be recruited as a secondment.
<i>Sub-total Incidental Costs</i>	<i>6,550</i>	
Heritage Asset Study	4,713	Evidence Base - Work already undertaken although invoice not yet received.
Re-define Strategic Housing Market Areas	1,000	Evidence Base - Contribution towards Somerset-wide contribution.
Sustainability Appraisal	10,500	Evidence Base - Quote received from Council's retained consultants Environ.
Consolidation of housing completion data	600	Evidence Base - Recharge from Taunton Deane to cover tier 6 (Planning Officer) time.
<i>Sub-total Evidence Base Costs</i>	<i>16,813</i>	
Total Estimated Costs	23,363	
Current Budget	5,000	
Total Additional Costs	£18,363 (rounded to £18,400)	

APPENDIX 2: ANTICIPATED ADDITIONAL COSTS ASSOCIATED WITH PLAN-MAKING 2015/16

Item:	Est Cost £	Notes:
Printing/CDs	1,500	Incidental - Includes printing and electronic production of Proposals Maps, Plan, Sustainability Appraisal and other supporting documents but actual cost dependent on extent of any changes between publication and submission and therefore could be considerably less.
Press Advertisement	350	Incidental - Statutory requirement.
Postage and packing	1,000	Incidental
Programme Officer	12,000	Incidental – the post could also be recruited as a secondment. Very difficult to provide an accurate cost estimate since most PO's work by the hour rather than as salaried members of staff.
<i>Sub-total Incidental Costs</i>	<i>14,850</i>	
Inspector	40,000	Examination – Estimate based upon costs for Taunton Deane and Sedgemoor Examinations.
Venue	0	Examination – Assumes Examination is held at Council Offices.
Stationery / Examination Library	1,500	Examination
<i>Sub-total Examination Costs</i>	<i>41,500</i>	
Total Additional Costs	56,350	NB there could be further costs incurred in 2015/16 dependent on timing of any examination and the requirement to make changes to the plan prior to receipt of the Inspector's Report and its adoption.