

Area North Committee - 27 June 2012

11. Section 106 Obligations

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: Neil Waddleton
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Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the Section 106 Officer to attend the Area Committees on a regular basis and provide information in relation to Section 106 agreements for that area. As requested, agreements containing financial contributions have been presented within the monitoring report attached, however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

The Monitoring Officer will give a brief verbal update on recent progress followed by questions.

Recommendation

That members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations.

Additional Information:

Following a number of requests from Members wishing to have earlier notification of potential new S106 Agreements for their Ward, we have made a small procedural amendment to let members know about this at the earliest possible stage. If the development is eligible to make a planning contribution (Section 106) towards Sports, Arts and Leisure facilities, then members will be copied in to the internal email from the Sports, Arts & Leisure Team by the Planning Officer determining the application. This will include a copy of the new simplified pro-forma detailing contributions to be sought and the location to which the contributions are to be spent for applications in your Ward.

Progress of monitoring historical agreements is ongoing and the S106 Officer is currently reviewing agreements signed in 1997. Majority of these older agreements were to secure agricultural dwellings to the land or for other restrictive purposes relating to the particular development.

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CURRY RIVEL</p> <p>09/00023/FUL Parish Curry Rivel Developer: Yarlington Housing Group</p> <p>Land Rear Of Westfield House Westfield Road Curry Rivel Langport Somerset TA10 0HX</p> <p>The demolition of 9 dwellings and the replacement with 20 dwellings with associated access, parking and landscaping. (GR 338356/124790)</p> <p>Agreement Date: 09/11/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: £21,715 comprised of £10,321.38 for the acquisition and installation of play equipment and £5,866.63 for long term maintenance on the Recreation Ground, Westfield, Curry Rivel. £4,053.95 for Youth Facilities in Curry Rivel with a further £1,473.04 commuted sum for the long term maintenance.</p> <p>Open Space Contribution: £13,452 towards costs of improvement/enhancement of any recreational area or open space in Curry Rivel.</p> <p>Sports & Leisure Contribution: £30,071 towards costs of improvements/enhancements of any sporting leisure or cultural facilities within or serving District of South Somerset.</p> <p>Affordable Housing: Units Agreed: 20</p>		<p>Sports and Leisure: £35,167.00</p>	<p>Sports and Leisure: £30,071.00</p>	<p>Status: Development Completed</p>	<p>Local contributions received. Agreement to pay playing pitch provision. (@ £17,042) DPO Application expected for Strategic Element.</p>

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<p>Ward: ISLEMOOR</p> <p>08/05090/FUL Parish Ilton Developer: Yarlington Housing Group</p> <p>Land And Garages At Copse Lane Ilton Ilminster Somerset Demolition of existing buildings and the construction of 40 dwellings (GR335071/117656)</p> <p>Agreement Date: 09/11/2009</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: £30,900 for improvement/refurbishment of the neighbouring Ilton Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £69,781 to be used toward one or both of the following: a) the development of a new sports field to serve the community of Ilton. b) the development of sports, leisure and recreation facilities including provision of synthetic pitches in Langport or Yeovil.</p> <p>Play Equipment Contribution: £32,359 comprised of £22,251 for the acquisitions and installation of play equipment along with £8,065 commuted sum for the long term maintenance of the equipment for the Ilton Recreation Ground. £7,411 for Youth Facilities and £2,697 for long term maintenance in Ilton.</p> <p>Affordable Housing: Units Agreed: 40</p>		<p>Sports and Leisure:</p> <p>£98,101.00</p>	<p>Sports and Leisure:</p> <p>£34939.00</p>	<p>Status: Underway</p>	<p>Local contributions received. Part of strategic element received (local) Expect DPO application for the remainder.</p>

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<p>Ward: ISLEMOOR</p> <p>11/02783/FUL Parish Curry Mallet Developer:</p> <p>Lyddons Farm Barns Higher Street Curry Mallet Taunton Somerset TA3 6SY</p> <p>The conversion of barns into six residential dwellings, erection of ancillary car port, bin shed and bicycle store (GR 332399/121850)</p> <p>Agreement Date: 04/04/2012</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: Total sum of £7,667 comprised of £4,177 to be used as a contributions towards the costs & expenses of providing a new play area in Curry Mallet together with a commuted sum of £2,374 to provide for the long term maintenance of those facilities.</p> <p>Youth facilities contribution: Total sum of £1,118 comprised of £820 to be used as a contribution towards the costs and expenses of providing new youth facilities in Curry Mallet together with £298 as a commuted payment to provide long term maintenance of those facilities.</p> <p>Strategic Communities Facilities Contribution: Total sum of £7,677 to be used as a contribution towards the following projects</p> <p>a) £1,496 towards expanding and engaging the Octagon Theatre b) £384 towards the development of a new 3G artificial grass pitch in Langport/Huish Episcopi. c) £1,767 towards the development of a new indoor swimming pool in Langport/Huish Episcopi area or towards the development of a centrally based 8 lane district wide competition pool in Yeovil. D) £1,330 towards the provision of a new indoor tennis centre in Yeovil e) £2,897 towards the enhancement of the sports hall at Huish Episcopi Academy School or towards the development of a centrally based sports hall in Yeovil.</p>	<p>Contributions to be paid on or before the occupation of the 3rd dwelling</p>		<p>Sports and Leisure: £16,462.00</p>	<p>Status: Underway</p>	

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<p>Ward: LANGPORT AND HUISH</p> <p>09/02237/FUL Parish Langport Developer: Yarlington Housing Group</p> <p>Land At Eastover Langport Somerset</p> <p>Demolition of 8 PRC dwellings and the erection of 17 dwellings with 32 car parking spaces and associated highway works (GR: 342490/127040)</p> <p>Agreement Date: 22/12/2009</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: £20,044 allocated as follows, £5,206.85 for enhancement/improvements at the Langport Cricket Club. £2,648.63 as a commuted sum payment for the long term maintenance. £12,188.52 for costs and expenses incurred towards the improvements to the Langport & Huish Memorial Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £11,265 towards one or more of following a) Sports Halls & Swimming Pools within the District b) Octagon Theatre, Yeovil c) Sports pitches within the Langport area.</p> <p>Equipped Play Contribution: £11,843 comprised of £7,550 for the acquisition and installation of equipment and £4,293 for the long term maintenance at the Langport & Huish Memorial Recreation Ground.</p> <p>Youth Facilities Contribution: £4,379 comprised of £3,210 for Youth facilities in Langport and £1,169 to provide long term maintenance of those facilities.</p>		<p>Sports and Leisure: £36,266.00</p>	<p>Sports and Leisure: £11,265.00</p>	<p>Status: Development Completed</p>	<p>Local contributions received. DPO Application expected for Strategic Element.</p>

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<p>Ward: LANGPORT AND HUISH</p> <p>00/02976/OUT Parish Langport Developer:</p> <p>Former Silkolene Site Bow Street Langport Somerset</p> <p>Erection of up to 12 dwellings with associated car parking and landscaping (GR 415/266)</p> <p>Agreement Date: 08/07/2003</p>	<p>Highways: Highways contribution towards traffic calming in locality.</p> <p>Other highway works ton include: Access alterations Zebra crossing on Bow Street to east of access to site,</p> <p>Miscellaneous Gains Developer to to pay sum of £120,000 directly to separate account with Escrow Agent for works and repairs to listed building.</p> <p>Works to relocate Badgers.</p>		<p>Highways: £12,500.00</p> <p>Misc Gains £120,000.00</p>		<p>Status: Underway</p>	<p>Check with highways that works & contribution secured as per table of works within agreement.</p>

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<p>Ward: LANGPORT AND HUISH</p> <p>11/02448/FUL Parish Huish Episcopi Developer:</p> <p>Bartletts Elm Field Road Huish Episcopi Langport Somerset TA10 9SP Erection of 52 residential units with associated works, car parking and access ways. (GR 342856/127524)</p> <p>Agreement Date: 13/03/2012</p>	<p>Sports and Leisure: The sum of £3561.51 per Dwelling as a contrinution towards the provision and maintenance of Sports, Arts and Leisure Facilities.</p> <p>Sports, Arts & Leisure Facilities mean:</p> <p>Multi Use Games Area at the Memorial Playing Fields, Langport. Indoor swimming pool in the Langport/Huish Episcopi Area or Yeovil. Enhancement of pitches & changing rooms at the Memorial Playing Fields, Langport or Huish Episcopi Academy School. Enhancement of the sports hall at Huish Episcopi Academy School or a centrally based 8 court district wide competition sports hall in Yeovil.</p>				<p>Status: Not Commenced</p>	

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<p>Ward: MARTOCK</p> <p>09/01861/FUL Parish Martock Developer: John Reginald Yandle</p> <p>Yandles Garage North Street Martock Somerset TA12 6ER</p> <p>Demolition of existing garage/workshop and adjacent dwelling and the erection of 20 dwellings, associated parking, landscaping, highways and associated works. (GR 346256/119981)</p> <p>Agreement Date: 28/09/2009</p>	<p>Sports and Leisure: Off Site Recreation Contribution: £29,335 to be made up of £22,977 towards expenses incurred or to be incurred in connection with improvements/enhancements at Martock Recreation Ground and £6,358 to provide long term maintenance of those facilities.</p> <p>Play Equipment and Youth Facilities Contribution: £25,089 to be made up of £16,754 for acquisition & installation of play equipment at the Martock Recreation Ground with £8,335 commuted sum for the long term maintenance of the equipment.</p> <p>Strategic Community Facilities Contribution: £21,816 for development of strategic sports, arts and leisure facilities within the District of South Somerset.</p>	<p>Contributions to be paid on or before date on which and Dwelling is first brought into occupation.</p>		<p>Sports and Leisure: £76,240.00</p>	<p>Status: Not Commenced</p>	

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<p>Ward: SOUTH PETHERTON</p> <p>09/00937/FUL Parish South Petherton Developer: Somerset Primary Care Trust</p> <p>South Petherton Hospital Hospital Lane South Petherton Somerset TA13 5AR</p> <p>Demolition of existing hospital buildings and erection of a new stroke/rehabilitation/com munity hospital and ancillary accommodation with car parking, service yard, access drive and improvements and associated works. (GR 343974/117374)</p> <p>Agreement Date: 02/10/2009</p>	<p>Public Rights of Way Contribution: £75,000</p>				<p>Status: Underway</p>	<p>Public Rights of Way Contribution: £75,000</p> <p>Schedule of Highway works as detailed within Agreement.</p>

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<p>Ward: SOUTH PETHERTON</p> <p>08/03775/FUL Parish South Petherton Developer:</p> <p>Flamberts Prigg Lane South Petherton Somerset TA13 5BX</p> <p>Demolition of existing dwelling and garage and the erection of 6 No. dwellings and the conversion of an existing barn into 3 No. dwellings all with associated garages/carports (GR 343348/116953)</p> <p>Agreement Date: 02/12/2009</p>	<p>Sports and Leisure: Open Space & Recreational Contribution: £29,115.89</p> <p>Play Space & Youth Facilities Contribution: £15,078.83</p>		<p>Sports and Leisure: £44,914.72</p>	<p>Sports and Leisure: None</p>	<p>Status: Underway</p>	<p>Payment Secured.</p>

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<p>Ward: SOUTH PETHERTON</p> <p>07/01252/FUL Parish South Petherton Developer: Yarlington Housing Group</p> <p>Land At West End Close West End View South Petherton Somerset</p> <p>Demolition of Nos. 2-16 (even only) West End Close and garage blocks in West End View and the erection of 19 dwellings and associated additional car parking (GR 342775/116846)</p> <p>Agreement Date: 11/08/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: £13,643 comprises of £7,504.49 on the acquisition and installation of play equipment on the exiting play area at West End View, South Petherton and £6,138.51 for the long term maintenance of the equipment.</p> <p>Strategic Facilities Contribution: £8,020 to be used towards facilities within the Yeovil area.</p> <p>Youth Facilities Contribution: £1,800 for renovation/improvement of any building/facility for young people in South Petherton</p> <p>Units Agreed: 12</p>		<p>Sports and Leisure: £15,443.00</p>	<p>Sports and Leisure: £8,020.00</p>	<p>Status: Underway</p>	<p>Local contributions received. DPO Application expected for Strategic Element.</p>

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<p>Ward: SOUTH PETHERTON</p> <p>05/00046/FUL Parish South Petherton Developer:</p> <p>Land At Stoodham South Petherton Somerset Demolition of 10 no. Airey houses, a block of garages and erection of 19 new homes and play area (RSL) (GR 343431/117445)</p> <p>Agreement Date: 24/07/2006</p>	<p>Sports and Leisure: Developer to pay contribution to Parish Council for the purpose of play facilities at the recreation ground at Lightgate Lane, South Petherton</p>		<p>Sports and Leisure: £17,000</p>		<p>Status: Development Completed</p>	<p>Payment secured.</p>

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<p>Ward: SOUTH PETHERTON</p> <p>07/03984/FUL Parish South Petherton Developer: Persimmon Homes</p> <p>Land Adjoining St Michaels Gardens Lightgate Lane South Petherton Somerset The erection of 55 dwellings and associated works (GR 343777/117157)</p> <p>Agreement Date: 14/03/2008</p>	<p>Sports and Leisure: Strategic Community Facilities Contribution: £39,484 towards swimming pool and sports hall provision with South Somerset.</p> <p>Open Space Contribution: £6,669 for the future maintenance of the public open space.</p> <p>Play and Youth Contribution: £107,217 for the provision of Play and Youth facilities within South Somerset.</p> <p>Highways: Bus Pass Contribution: On first occupation of each of the residential units to provide voucher which may be used to claim a Bus Pass from the County Council within 12 months of the first occupation of the residential unit. The sum of £400 to be paid on request to the County Council for each bus pass issued.</p> <p>Education: Education Contribution: £124,248 for the enhancement of capacity at Stanchester School, Stoke-sub-Hamdon.</p> <p>Affordable Housing: Units Agreed: 19</p>	<p>Upon transfer of the Public Open Space to the Council the commuted sum for maintenance will be paid.</p>	<p>Sports and Leisure: £160,667.44</p>	<p>Highways: £400 for each bus pass issued Education: £124,248.00</p>	<p>Status: Underway</p>	<p>Check with D Mosely regarding transfer of POS and collection of commuted sum & County Council re Education payment & Highways update.</p> <p>Still no approved Landscaping Scheme in place (Nov 11) R Archer chasing Developer.</p>

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<p>Ward: TURN HILL</p> <p>07/03534/FUL Parish Huish Episcopi Developer: C G Fry & Sons LTD</p> <p>Land At Old Kelways Somerton Road Langport Somerset TA10 9HB</p> <p>Erection of 52 no. dwellings, B1 employment floorspace and extension to hotel (GR 342728 / 127727)</p> <p>Agreement Date: 16/09/2008</p>	<p>Sports and Leisure: Off-Site Contribution: £149,253.33 comprised of the following: a) Muga Contribution: £8,151.68 towards provision of a floodlit multiuse games area in Langport. b) Playing Pitch Contribution: £104,037.30 towards the provision of playing pitches in Langport. c) Sports Hall Contribution: £24,288.36 towards the provision of additional badminton courts in Langport. d) Swimming Pool Contribution: £12,776.09 towards the provision of additional swimming lanes or pools in Langport.</p> <p>Open Space Contribution: £44,000 commuted sum payment for the maintenance of the childrens play area, open space and landscaped area.</p> <p>Highways: Highways Contribution: £55,000 comprised of: a) Safe Routes to School Contribution: £25,000 b) The A372/B3175 Junction and/or Zebra Crossing Contribution: £30,000</p> <p>Travel Plan: Package of measures to be adopted by owner and/or developers in the management of the site with a view to reducing trips in the motor vehicle to and from the site and promoting use of environmentally friendly transport.</p> <p>Affordable Housing: Units Agreed: 18</p>		<p>Sports and Leisure: £149,253.33</p>	<p>Sports and Leisure: £44,000 Highways: £55,000.00</p>	<p>Status: Underway</p>	<p>Check with D Mosely regarding transfer of POS and collection of commuted sum & County Council re Highways update.</p>

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<p>Ward: TURN HILL</p> <p>00/01382/FUL Parish High Ham Developer:</p> <p>Land At Hamdown House Picts Hill Langport Somerset</p> <p>The conversion of existing building into 4 no. dwellings, construction of 33 no. new dwellings with road access and amended connection to Union Drive and provision of gardens to 3 no. existing dwellings (GR 433/273)</p> <p>Agreement Date: 17/09/2002</p>	<p>Highways: Light controlled pelican crossing on B3153 and £10,000 commuted sum for future maintenance.</p> <p>Alterations to B3153 at Picts Hill Extension of street lighting</p> <p>other highways works as specified with legal agreement.</p> <p>Affordable Housing: Units Agreed: 6</p> <p>Miscellaneous Gains Provision for protection of bats.</p>			<p>Highways: £10,000.00</p>	<p>Status: Underway</p>	<p>Check with Debbie Mosley re Childrens Play Area</p> <p>Check with Highways necessary works complete.</p>

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<p>Ward: WESSEX</p> <p>10/03245/OUT Parish Somerton Developer:</p> <p>Town Farm Sutton Road Somerton Somerset TA11 6QL</p> <p>Demolition of agricultural buildings, formation of new access and erection of 14 dwellings with garage/parking (GR: 348503/128396)</p> <p>Agreement Date: 10/08/2011</p>	<p>Sports and Leisure: Equipped Play Contribution: £19,192 comprised of £12,236 for improvements of the Etsome Terrace play area, in particular for toddler play equipment. £6,956 commuted sum for long term maintenance.</p> <p>Changing Room Contribution: £24,907 comprised of £22,235 improvements to changing rooms at Gasson's Lane Recreation Ground, Somerton. £2,572 commuted sum payment for long term maintenance.</p> <p>Strategic Community Contribution: £22,491 towards one or more of the following projects:</p> <ol style="list-style-type: none"> 1) Development of a new indoor swimming pool in the Langport Area. 2) Development of a centrally based 8 court District wide competition sports hall in Yeovil. 3) Enhancement or expansion of the Octagon Theatre, Yeovil. 4) Development of a new STP in Langport area or sand based Stp in Yeovil. 5) Provision of a new indoor tennis centre in Yeovil, likely to be located within Yeovil Sports Zone. <p>Youth Facilities Contribution: £6,554, comprised of £4,805 towards provision of a youth shelter and floodlighting the existing skate park at Gasson's Lane, Somerton. £1749 commuted sum for long term maintenance.</p>	<p>Contributions payable to the Council index linked on or before the date of first occupation.</p>		<p>Sports and Leisure: £73,144.00</p>	<p>Status: Not Commenced</p>	

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<p>Ward: WESSEX</p> <p>03/00169/FUL Parish Somerton Developer:</p> <p>Former Mill Factory And Mill House Site Sutton Road Somerton Somerset</p> <p>Erection of 44 dwellings and conversion of existing house into two dwellings (GR 486/284)</p> <p>Agreement Date: 17/09/2003</p>	<p>Sports and Leisure: POS to be transferred to Council once Plan & Landscaping Plan approved. £30,000 commuted sum for future maintenance of play area to be paid to Town Council.</p> <p>Highways: County to secure £150,000 as a bond to carry out table of works as shown in schedule of agreement.</p>			<p>Sports and Leisure: £30,000 Highways: £150,000</p>	<p>Status: Development Completed</p>	<p>Check with Debbie Mosely position regarding POS & Commuted Sum payment.</p> <p>Check with County Council the status highway works.</p>