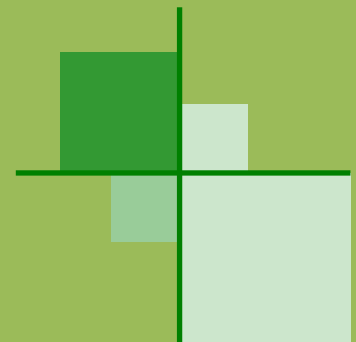


Bishop's Cleeve Parish Council

S106 COMMUNITY FACILITIES



Bishop's Cleeve Parish Council []

3rd February 2011



CONTENTS

Introduction	3
Two additional pairs of changing rooms at the sports field at Cheltenham Road.	4
Youth shelters and multi use games areas	5
Enhancement of formal sports pitches to the South of the village	6
Separate toilets at the sports field, Cheltenham road	7
The provision of Statutory Allotment land	8
Outdoor Tennis courts	10
Additional Community building	11
Additional Community Building-ATC	13
Costings for proposals contained in this report as requested by Bishop’s Cleeve Parish Council	14



Introduction

The Parish Council has submitted its proposals to Tewkesbury Borough Council for s106 community benefit for Homelands 2 and "Clevelands" in line with its four year plan (see www.bishopscleevepc.org follow links to Democracy and community page) and at its meeting on 3rd February 2011, the Parish Council agreed this document which sets out details and rationale for such items. Any outcomes relating to Community land trusts are outside of this document and does not form part of the Parish Council s106 community benefit requests.

The Parish Council has been advised that highway improvements are put forward by Gloucestershire County Council and therefore Bishop's Cleeve Parish Council would like Gloucestershire County Council to consider

- requesting funding for a pedestrian path from TBC cemetery in Kayte Lane to the gates of Bishop's Cleeve Football Club to provide pedestrian safety especially for the children who attend the sports facility on Cheltenham Road from the east of the village.
- Bishop's Cleeve Parish Council's 4 year plan also makes a commitment to lobby to improve and ease movement in and around the village, highlighting the need for extensions to the integrated cycle path both in the village and linking the village to other centres, such as Cheltenham.

Additional sums are requested to be commuted as set out in this report to provide for additional maintenance and running costs for a period of 10 years. Where the Parish Council have agreed if it were necessary after taking into account revenue from hiring and commuted sums, to precept for additional expenditure, the costs may not involve an increase in the cost per household as more revenue will be available to the Council as there will be more houses within the parish.

The Parish Council feels that due to the inadequate public transport to Tewkesbury, any s106 community benefit funding should remain within the village of Bishop's Cleeve in order for the parishioners of the parish to be able to benefit from the facilities. Bishop's Cleeve Parish Council also suggest that residents of Bishop's Cleeve would be more likely to access facilities in Cheltenham to which there is a ten minute bus service.

The proposals are listed in order of the priority of the Parish Council.



Two additional pairs of changing rooms at the sports field at Cheltenham

Road.

The Parish Council consider the site on Cheltenham Road as the primary site for delivery of formal football and rugby within the Bishop's Cleeve village for general public and community groups. The Parish Council has run the facility since 2005 with 4 adult pitches and only 2 pairs of changing rooms. The Parish Council would be able to hire out the full number of pitches on a regular basis if 2 pairs of changing rooms (fully accessible in line with Football foundation guidelines and meeting Part M building regulations standards) could be built on to the end of the existing building. This would give 4 pairs of changing rooms to go with the 4 adult pitches. This would generate more income in the summer "preseason period" and enable more community groups to have access to the facilities. The management of the facilities would be part of the current management plan for the sports field site as adopted by the playgrounds and sports field committee, delegated to the proper officer of the Council

The Parish Council subsidises the current sports field complex by its precept (2011/12 £20K) and therefore does not wish to increase the precept for additional formal sporting facilities on a separate site to the north of the village. The management of two or even three complex sites would increase admin and operational costs more than increasing facilities on the existing site which is accessible by pedestrian points on 3 sides as well as having car parking within its site. The provision of additional changing rooms would meet the following strands of the 4 year plan Strand 17- develop sports and leisure facilities by increasing the number of changing rooms at sports pavilion - delegated to Playgrounds and sports field committee-LGA 1976 s19

The Parish Council agree

1. The Parish Council would ideally wish for the facility to be built by the developers and then passed to the Parish Council but would accept the finance for such a facility to be passed to the Parish Council before the project commences
2. The Council would agree to precept the running costs, which involves weekly, monthly and annual maintenance, "caretaking role", utilities, rates, insurances, equipment etc
3. The Council would agree to precept on annual basis a fund to be set up for the long term repair and replacement
4. The Parish Council agree to clarify the planning permission situation for Cheltenham road



Youth shelters and multi use games areas

Youth shelters and Multi use games areas are included in the Parish Council's 4 year plan to be sited on new play areas within developments to the North of the village and in 3 of the Council's existing play areas for general public use as currently the village has no informal MUGA spaces and has suffered unauthorised access to the formal astro surface which causes damage to the infrastructure. There is also an ongoing initiative to provide facilities to reduce anti social behaviour within the village. The Parish Council would also like to see additional informal green spaces in any new developments that could be used by youth groups or by the general public. The Playground committee would have delegated authority for policy decisions and the management would be delegated to the proper officer of the Council in line with the adopted management plan for the play areas. .

The provision of youth shelters and multi games areas would meet the following strands of the 4 year plan

Strand 5- to improve and extend youth provision in the village by facilitating the extension of the range of activities available for children and young people in the village-delegated to Playgrounds and sports field committee-LGA 1976 s19

Strand 16 – additional outside public open spaces

The Parish Council agree

5. The Parish Council would ideally wish for the facilities to be built and installed by the developers and then passed to the Parish Council on new development sites.
6. The Parish Council would accept finance to be passed to the Parish Council to develop the facilities on appropriate existing play areas within the village
7. The Council would agree to precept the running costs, which involves weekly, monthly and annual maintenance, "caretaking role", insurances, equipment repairs and replacements etc
8. The Council would agree to precept on annual basis a fund to be set up for the long term repair and replacement



Enhancement of formal sports pitches at the Cheltenham Road site

The Parish Council would accept additional informal pitches or green areas in any new developments.

The Parish Council subsidises the current sports field complex at the South of the village by using the precept to cover operating loss (£20K in 2011/12) and would not wish to see the income stream for the current facilities jeopardised by other formal pitches being created on a separate site. Formal pitches are complex to administer and maintain as the Football League has detailed specifications regarding sizes, spectators, changing rooms, access to toilets, car parking needs would also be extensive etc. An additional site would also incur additional costs including ground maintenance (approx £20k pa for the current sports field site), insurances, caretaking, rates and admin costs.

In addition, the provision of additional formal pitches and buildings to the North of the village may heighten a feeling of separation between the “old and new” and not develop community cohesion.

The success of the local teams using the sports field have led to more demand on the pitches both in use and in playing surface standards. The grounds men have agreed to work to a 5 year plan to improve the standard of the playing surfaces to PQS , but are restricted by the budget that the Council can afford, and a limited budget means more difficulty in terms of achieving improvements within the very short time frame of the summer break. Therefore this finance would mean that the work could be done within a shorter time frame.

The provision of informal pitches or green areas would meet the following strands of the 4 year plan

Strand 5- to improve and extend youth provision in the village by facilitating the extension of the range of activities available for children and young people in the village-delegated to Playgrounds and sports field committee-LGA 1976 s19

Strand 16 – additional outside public open spaces

The Parish Council agree

9. to request that a financial contribution be made to Bishop’s Cleeve parish Council to enable the existing playing surfaces on the football and rugby pitches at the Cheltenham road facility to be enhanced in line with PQS recommendations.
- 10.that they do not wish to adopt additional formal sport pitches and changing rooms built to the north of the village



Separate toilet block at the sports field, Cheltenham road

Separate toilet facilities that are DDA accessible and meeting Part M of current building regulations are part of the Parish Council's 4 year plan and would be sited on the Council's own land for use of the users of the sports field complex. The management of the facilities would fall within the management plan adopted by the Playground and sports field committee and would be delegated to the proper officer of the Council in line with the existing management plan for the sports field. There are no public toilets within the village, but Tesco's supermarket (1 mile away) is legally obliged to make their toilets available for public use during opening hours

The provision of a separate toilet block would meet the following strands of the 4 year plan

Strand 5- to improve youth provision in the village by facilitating the extension of the range of activities available for children and young people in the village-by providing more informal uses of the sports field during the school holidays delegated to Playgrounds and sports field committee-LGA 1976 s19

Strand 15 – to develop sports and leisure facilities by having a separate toilet facility at the sports field for users of the facilities such as the astro area, under 5's play area, bike track, skate park, walking areas- delegated to Playgrounds and Sports field committee –LGA 1976 s19

Strand 21- to facilitate independence for the elderly population of the village (PoWB) delegated to H & A committee by providing toilet facilities at a popular walking area on the outskirts of the village.

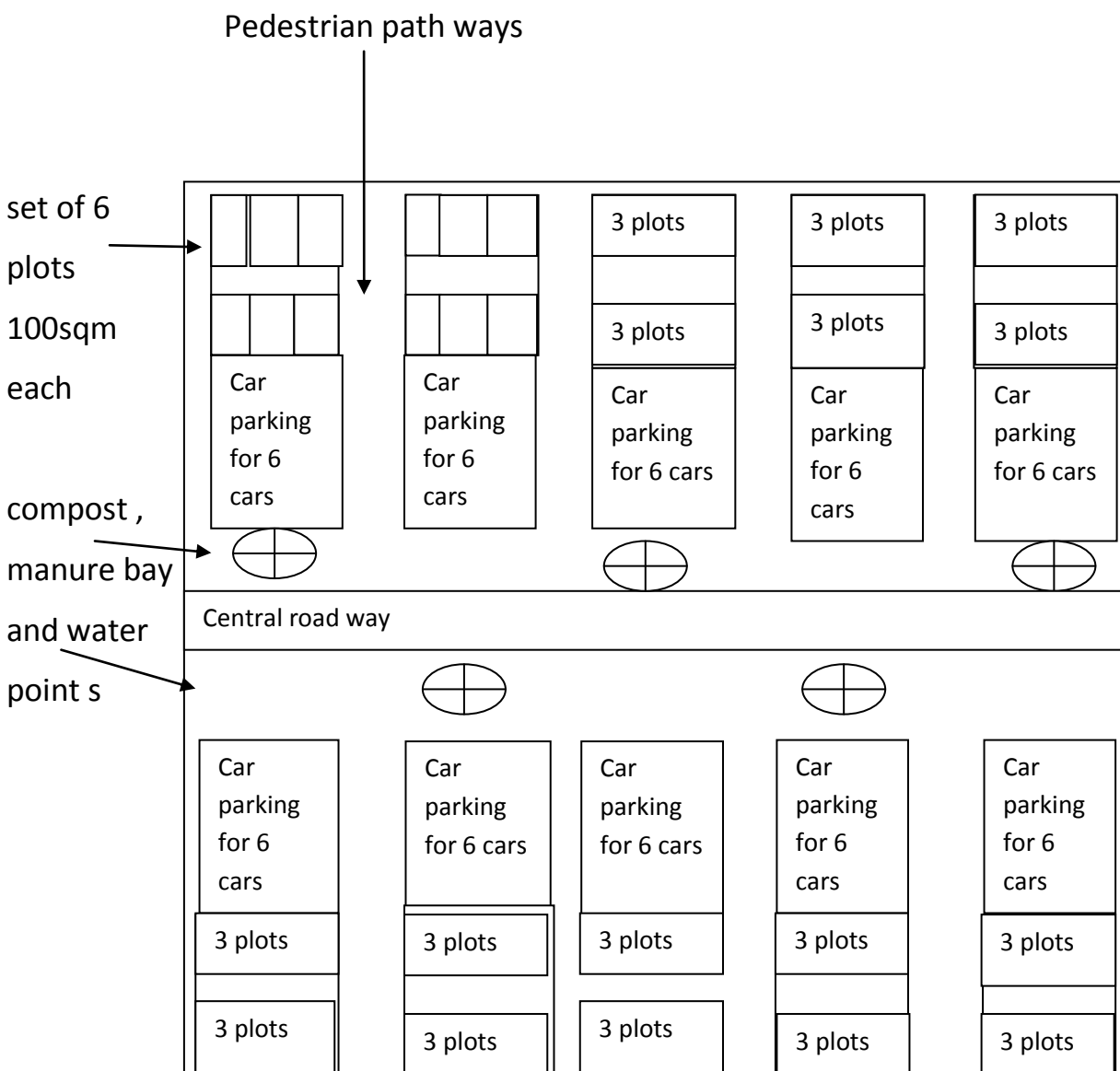
The Parish Council agree

- 11.The Parish Council wishes to have this provision at the existing sports field on Cheltenham Road for users of the sports field facilities.
- 12.The Parish Council would wish for the facility to be built by the developers and then passed to the Parish Council but would accept the finance for such a facility to be passed to the Parish Council before the project commences
- 13.The Council would agree to precept the running costs, which involves weekly, monthly and annual maintenance, "caretaking role", utilities, rates, insurances, equipment etc
14. The Council would agree to precept on annual basis a fund to be set up for the long term repair and replacement.
15. The Parish Council agree to clarify the planning permission situation for the site
- 16.The Parish Council does not wish to adopt additional toilet facilities on other play areas or open space sites in the village



The provision of Statutory Allotment land

A request for statutory allotment land is part of the Parish Council's 4 year plan – strand 18 – following legal advice over a period of several years to provide security for the provision of allotment land within the village. The Council has a waiting list that remains consistent between 25 and 30 residents and has over the last 3 years created over 50 plots by utilising all the land currently rented from the Church Commissioners and is now at full capacity of 27,217 sqm's of plots measuring from 50sqm to over 400sqm plots. The annual rent for this land is £4k pa, which is recovered from individual tenants but does not allow for very much site infrastructure improvements. If land is obtained and specified as statutory allotment land, it can not be sold or developed without the permission of the Secretary of State- SH &A 1098 s23. An Example of the proposed new site





The Parish Council agree

17. to request statutory allotment land for 300 plots which would allow the relocation of existing plot holders (27,217sqm) and allow an additional 27 new plots for those on the existing waiting list, within a secured site and each plot of 100sqm marked with chicken wire fencing, a single shed with guttering to fill individual water butts (green agenda) and soil ready prepared. The site would be delegated to the allotment committee and managed by the proper office of the Council as agreed in the adopted management policy
18. with an allocated car parking space per plot
19. a communal compost storage area, manure storage area and water troughs with underground water supply to fill the water troughs installed - for every 12 plots
20. The land to have a central tarmac road with pedestrian pathways to the plots
21. a secured site entrance to be installed
22. The site to have electricity and water to site in a secured access point (for winter isolation)
23. The Parish Council would wish for the facilities to be built by the developers and then passed to the Parish Council but would accept a designated site to the North of the village and finance to undertake the work its self.
24. The Council would agree to precept the running costs, which involves weekly, monthly and annual maintenance, "caretaking role", insurances, utilities and equipment etc but would wish to see the existing policy of self financing by the plot holders be maintained
25. The Council would agree to precept on annual basis a fund to be set up for the long term repair and replacement



Outdoor Tennis courts

Tennis Courts are part of the Parish Council's 4 year plan and would be sited on the sports field at Cheltenham Road, with the facility bookable through the parish office for general public use. The Playground committee would have delegated authority for policy decisions and the management would be delegated to the proper officer of the Council in line with the adopted management plan for the sports field. The nearest free tennis courts are at Abbeymead, Gloucester (9miles). There is a charitable organisation called Tennis for Free. See their website for more information: <http://www.tennisforfree.com/index.php>

The provision of tennis courts would meet the following strands of the 4 year plan. Strand 5- to improve and extend youth provision in the village by facilitating the extension of the range of activities available for children and young people in the village-delegated to Playgrounds and sports field committee-LGA 1976 s19 and Strand 15 – to develop sports and leisure facilities by enabling residents to have access to badminton and tennis courts during the day- delegated to Playgrounds and Sports field committee –LGA 1976 s19

For two courts an area of 1258sqm is required and technical information is available at <http://www.sapca.org.uk/downloads/pitch/setout-tennis.pdf> . There is a site available on the existing sports field which measures 2420sqm, adjacent to the purpose built bowls club which appears to be suitable subject to planning permission.

Detailed information on construction of tennis courts is available at

<http://www.sapca.org.uk/downloads/publications/CoPTennisCourtsMar07rev0409.pdf>

The Parish Council agree

- 26.The Parish Council would ideally wish for three tarmac tennis courts to be built by the developers on the existing sports field on Cheltenham Road but would accept finance to be provided by the developers and passed to the Parish Council to be used for the building of the tennis courts.
- 27.The Parish Council would not wish to have floodlights installed and to have the facilities available during daylight hours only. The Parish Council would agree to make the existing changing rooms available at a charge in line with other users of the site
- 28.The Parish Council would agree to precept for weekly, monthly and annual maintenance
- 29.The Parish Council would agree to precept on annual basis a fund to be set up for the long term replacement of the courts
- 30.The Parish Council does not wish to accept the option of a site at the north of the village, designated by the developers as “pitches” and would not adopt any other formal sports pitches built to the north of the village



Additional Community building

The Parish Council 4 year plan (strand 3) agreed to improve and extend the youth provision in the village by facilitating permanent bases for children and young people organisations in the village. The current youth club is facing proposed closure and the library will have reduced opening hours. In addition the existing community centre does not at the moment have spare capacity for more block bookings and finds it very difficult to accommodate casual one-off bookings during week time evenings. The local Scout movement has been looking for premises for a number of years, and following meetings with the Parish Council and the Scouts, it appears that a building could be used by both organisations, with the Scouts have sole access during the week nights and the Parish Council being able to operate it during the weekdays/weekends. The Scouts already operate 3 to 4 nights a week with a waiting list of nearly 100 and therefore would be able to offer more sessions for an expanded age range. The Parish Council would be able to use it for sports during the day and possibly outreach youth work at weekends.

Whilst the current community building is self-financing, any new building would not be able to operate at full capacity immediately and therefore the Parish Council would be prepared to subsidise the new building via its precept. An additional building would enable the premises committee to look at its existing bookings and to have flexibility to use both buildings to meet the objectives of its 4 year plan.

A new building would need to have a suitable size hall, smaller “meeting room”, a kitchenette area, DDA accessible female, male and disabled toilets, loft storage area, ventilated drying area, lighting, heating and flooring for physical activities.

In addition, badminton courts are part of the Parish Council’s 4 year plan and could be made available in a new community building to the north of the Village. The facility would be bookable through the parish office for general public use during the day, with an hourly charge in line with the other Council premises. Indoor sports facilities are available at Cleeve Sports Centre, but not during school time eg daytime and the current community building does not have the capacity for more daytime casual booking although it is very popular for keep-fit type activities during the day time and this is a provision that could be expanded. Also the Community building does not have appropriate lighting for indoor sports.

The Premises committee would have delegated authority for policy decisions and the management would be delegated to the proper officer of the Council in line with the existing management plan for premises in general.



The provision of badminton courts and other indoor sports activities would meet the following strands of the 4 year plan

Strand 15 – to develop sports and leisure facilities by enabling residents to have access to badminton and tennis courts during the day- delegated to Playgrounds and Sports field committee –LGA 1976 s19

Strand 21- to facilitate independence for the elderly population of the village (PoWB) delegated to H & A committee

The Parish Council agree:

- 31.To request a community building that can be used for community use such as the Scout movement, youth activities and indoor sports to be built on a site to the north of the village, to be built by the developer and to be handed over to the Parish Council on its completion
- 32.Alternative proposal to developers that funding be given to TBC to develop land in the centre of the village currently held by TBC under s106 from previous developments, be used as the site for a community use building including youth group such as the Scouts and indoor sports. The building to be handed to Bishop’s Cleeve Parish Council on completion
- 33.The Council accepts that whilst the building would not be self financing in the short term, it would seek to hire out the hall space on an hourly rent charge in line with other Council premises.
- 34.The Council agree to precept the running costs, which involves weekly, monthly and annual maintenance, “caretaking role”, insurances, utilities, rates, equipment etc
- 35.The Council agree to precept on annual basis a fund to be set up for the long term repair and replacement.



Additional Community Building-ATC

The Parish Council has agreed within its 4 year plan, (strand 3) to facilitate permanent bases for children and young peoples' organisations in the village and to improve and extend youth provision in the village (strand 4).

There is a historical documented request for a specialist building for the Air Training Corps to have a purpose built building. This does not appear to be compatible with a shared use and would be likely to be subject to specific planning permission requirements.

The Parish Council agree:

36.To request a purpose built building for ATC, to be built on a site to the north of the village, to be built by the developer and to be handed over to the ATC, with the ATC having previously entered into a legal agreement to adopt the building for management, financing and future use being restricted to community use by covenant.



Costings for proposals requested by Bishop's Cleeve Parish Council as contained in this report

Revenue increases without increasing precept per household

As at 24.2.10 current house holds was 4128

Precept for 2011/12 = £57.15 per band D property

500 more homes =£28,575; 1000 more homes=£57,150; 1500 more homes = £85,725

Increase in Expenditure costs **based on budgets for existing similar cost centres**

<u>Expenses</u>	Caretaking /cleaning costs	Utilities/rates maintenance	Health & Safety and annual services	Long term repair and replacement	Total increase per annum
Two additional pairs of Changing rooms	£2000	£4000	£1500	£2500	£10000
Toilets	£1000	£2000	£1000	£2500	£6500
Allotments- aim to be self financing				£2500	£2500
Tennis courts	£1000	£1000		£2500	£4500
MUGA and youth shelters		£1000	£1000	£2500	£4500
Additional community building	£3000	£6000	£1000	£2500	£12500
annual costs and insurances to cover all new sites and facilities not covered in s106 BCPC proposals	£1000	£3000	£5000	£2500	£11500
totals	£8000	£17000	£9500	£17500	<u>£52000</u>