

Meeting	Full Council
Date	Tuesday 27 th July 2021
Report Title	Parks & Open Spaces Grounds Maintenance Facility
Agenda Reference	15
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Officer's Recommendations

1. To appoint another architect to help with the building specification ahead of the tendering process at a cost of £2,500.00 + VAT
2. To proceed straight to the full planning application rather than pre-planning, at a cost of £693.00 + VAT
3. To proceed with moving a shipping container from Goodearl site to Rose Walk site at a cost of £150.00 + VAT once a shipping container becomes available.

Background

Architects

A local architect has been appointed for the price of £475.00 + VAT. Planning drawings have been received and the architect is preparing the building plans which form part of the planning application. From a planning point of view, the architect is of the opinion a standard layout plan will be sufficient to submit to SBC Planning Department. A meeting to discuss the plans further, ahead of submitting the planning application has been scheduled for the Chief Officer and Head of Parks & Open Spaces early next week, a verbal report on this will be given during the meeting.

Another architect will need to be appointed to deliver a full specification of the proposed building ahead of the tendering process. An architect has given a quotation of £2,500.00 + VAT to deliver this service. Due to the specialist nature of the building specification needed, it is recommended that the Council proceeds with this architect on the bases of receiving good service so far.

Planning Application

It is recommended that we do not need to go to SBC Pre-Planning, to save upon the costs and time. Pre-planning applications cost of £500.00, and the timescales are currently 12 weeks, which will therefore be delaying the project further. The cost of a planning application for an agricultural building, which is the nearest description of the desired building, is £693.00 + VAT to submit application (inclusive of a 50% Parish Council discount).

Tree Works

Following the advice of the architect, the SBC Tree Officer has been contacted with regards to offering his advice on the concrete base being in the proximity of the



neighbouring trees and to discuss pollarding these three willow trees ahead of any construction. The Head of POST advised that the trees could do with pollarding due to the height being approx. 70ft. Willows on other sites of similar size were classed as medium priority on the Tree Survey 2020, Goodearl does not feature in the survey.

Affected Plot Holders

The affected plot holders were notified and have all been offered alternative plots. The plot holders will be able to use their current plots for the remainder of this season (until October) and then have the new plot rent free for 2021/2022.

Extension to the Allotment Site

Previously the site is believed only to have been a meadow so the Parks & Open Spaces Team will dig some test holes to establish the suitability of the ground for allotment plots. The tests will be conducted by hiring a mini digger at a day rate of £68.00. Once the results of the tests are received the Head of POST will inform of the next steps which will be to proceed with creating the allotments at surface level using the existing ground. If results show ground is unsuitable for plots, consideration of building raised plots in filling these with suitable soil. The decision of raised plots could be accessible for all and would be a suitable height for wheelchair users. A mixed approach could also be applied. A further update will be presented at Parks & Open Spaces on Tuesday 10th August 2021. There will be assumed costs with this project that will be offset on the overall project cost, a detailed breakdown of these costs will be available once the permission to change the use of the land has been approved.

Shipping Containers

The large green outbuilding shed on Goodearl Site will be dismantled and replaced with an existing shipping container for the plot holders to store their equipment. Another existing shipping container could be moved to Rose Walk Site at a cost of approx. £150.00. The remaining shipping containers could be sold for the approx. market value which could be £300.00, this would be subject to the buyer collecting. Once the shipping containers have been removed, this will allow additional space to improve the current car park by putting down type 1 (similar to Rose Walk), this will be included in the overall project cost or used from any potential income from the shipping containers and/or the leisure garden maintenance budget.