

Dear Councillor

CABINET - THURSDAY, 16 JULY 2020

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

- 3. 3C LEGAL, ICT AND BUILDING CONTROL SHARED SERVICES ANNUAL REPORTS 2019/20 AND PARTNERSHIP AGREEMENT RENEWAL** (Pages 3 - 4)

Overview and Scrutiny (Performance & Growth) comments.

- 4. TREASURY MANAGEMENT SIX MONTH PERFORMANCE REVIEW** (Pages 5 - 6)

Overview and Scrutiny (Performance & Growth) comments.

- 5. INTEGRATED PERFORMANCE REPORT 2019/20, QUARTER 4** (Pages 7 - 8)

Overview and Scrutiny (Performance & Growth) comments.

- 6. COMMUNITY INFRASTRUCTURE LEVY - FENSTANTON** (Pages 9 - 16)

To receive a report from the Service Manager (Growth) on the Community Infrastructure Levy – Fenstanton.

Executive Councillor: J Neish.

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COMMENTS FROM OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)

3C LEGAL, ICT AND BUILDING CONTROL SHARED SERVICES ANNUAL REPORTS 2019/20 AND PARTNERSHIP AGREEMENT RENEWAL

- 4.1 The Panel received a report on the 3C Legal, ICT and Building Control Shared Services Annual Performance 2019/20 and Partnership Agreement Renewal at its meeting on 8th July 2020.
- 4.2 A Member raised a concern over how the Council maximised the benefit it gets from the ICT products, particularly global products such as the Office 365 suite. It was explained that the Council has little influence over development of global products, however the Transformation team and the intelligent client, work with Council services to understand business needs, and ensure that they are able to maximise the benefits from these powerful tools. This approach means that services do not have to be technology experts but are supported to use the tools that can make them both more efficient and more effective.
- 4.3 A comment was made that the decisions on investment in the ICT service by HDC are showing their value and worth, particularly in the way that services have been able to work largely as normal during the Covid-19 pandemic.
- 4.4 Concern was raised over the resilience of the Council as it is now ever more reliant on IT. The question was asked how would the Council cope if the IT system failed? The Panel was reassured that the Council have disaster recovery arrangements in place, that steps have been taken to strengthen the resilience arrangements and that the plans are constantly reviewed. It was noted that before digitisation a risk was still present but it sat elsewhere, e.g. in irreplaceable sets of paper files. Following digitisation the risk of complete loss of data is very low, but we must recognise that risk profiles change alongside process change, and we keep such issues under review.
- 4.5 A comment was raised whether governance is going to be robust enough to adapt to working with potential new partners. Members were reassured that the governance arrangements are robust enough and that there is little appetite to bring new full Shared Service Members into the partnership, therefore expansion would likely involve delivery of services under contract.

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COMMENTS FROM OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)

TREASURY MANAGEMENT SIX MONTH PERFORMANCE REPORT

- 6.1 The Panel received the Treasury Management Six Month Performance Report at its meeting on 8th July 2020.
- 6.2 Members made no comments on this item.

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COMMENTS FROM OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)

INTEGRATED PERFORMANCE REPORT 2019/20, QUARTER 4

- 7.1 The Panel received the Integrated Performance Report 2019/20, Quarter 4 at its meeting on 8th July 2020. In introducing the report Members' attention was drawn to a number of key actions and performance measures from 2019/20, which have showed good performance and have contributed to the Council's ability to deal proactively with Covid-19.
- 7.2 In reference to performance indicators 35 and 36, a Member commended the Call Centre staff and commented that during a conversation with a Call Centre Advisor there had been no indication that operations were not continuing from Pathfinder House.
- 7.3 A query was raised on when a plan on restarting capital projects would be brought forward. Members were reassured that information on restarting capital projects would be included in the Quarter 1 report of 2020/21, which is expected to be presented to the Panel in October 2020.

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Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: CIL Spend - Fenstanton
Meeting/Date: Cabinet – 16th July 2020
Executive Portfolio: Executive Councillor for Strategic Planning
Report by: Service Manager - Growth
Ward affected: Fenstanton

Executive Summary:

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Huntingdonshire District Council became a CIL charging authority in May 2012.

Local authorities must spend the levy on infrastructure needed to support the development of their area. This helps to deliver across a number of the Council's Corporate Plan priorities for 2018 – 2022 but specifically:

- Support development of infrastructure to enable growth
- Improve the supply of new and affordable housing, jobs and community facilities to meet current and future need

As part of the S106 agreement accompanying planning permission 16/01206/FUL for the redevelopment of the former dairy crest site in Fenstanton, land is to be made available for the provision of a village hall.

Fenstanton Village Hall Trust have developed a detailed project, including costs, timescales for implementation and details of match funding.

Recommendation:

The Cabinet is recommended to support CIL funding of £75,000 as co-funding toward the construction of a new village hall in Fenstanton.

1. PURPOSE OF THE REPORT

- 1.1 To consider a payment of £75,000 from CIL toward the provision of a new village hall for Fenstanton.

2. BACKGROUND

- 2.1 Planning application 16/01206/FUL was granted planning permission on the 5th May 2017. That application is for the redevelopment of the former Dairycrest site in Fenstanton and is described as 'Hybrid Planning Application for the Demolition of Existing Factory Buildings and the Development of 88 Dwellings (to include for the residential conversion of 3 number units located at 17 High Street), provision of public open space and associated works (applied for in full) and provision of 660sq.m of commercial (B1) and 279 sqm of community (D1) uses (Applied for in Outline with All Matters Reserved Except Access).'
- 2.2 Clause 3.1 of the accompanying S106 (legal agreement) secures land for a Community Village Hall, and an offer to the Fenstanton Village hall Trust (FVHT). Fenstanton has been without a village hall for some years as the last one was demolished given it was no longer fit for purpose
- 2.3 The FVHT is a registered charity established to oversee the delivery of a new village hall for the community of Fenstanton. They will be the trustees of the new village hall, overseeing maintenance and operation and ensuring availability to the wider community.
- 2.4 The intention is to delivery a new building within 2-3 years. Appendix 1 comprises project plans of the village hall. Table 1 sets out the position on funding commitments.

Table 1:

Funding Commitments	Total Cost - £880, 000
FVHT	(£210,000)
Fenstanton Parish Council	(£95,000)
Cambridgeshire Community Fund	(£500,000)
Shortfall	£75, 000

3. ANALYSIS

- 3.1 Planning permission 16/01206/FUL recognised that there is a need for a new community village hall as identified through the securing of land.
- 3.2 Fenstanton has seen growth in recent times. The Local Plan 2036 identifies 3 allocations in Fenstanton that are being built out, including the former Dairycrest site with a cumulative total of approximately 210 new homes.
- 3.3 The levy is intended to focus on the provision of new infrastructure and Table 1 sets out the funding position and provides details on the level of

match funding that the FVHT have actively sought to enable the delivery of a village hall.

4. RISKS

- 4.1 The key impact from not considering the CIL spend will be the potential for certain infrastructure projects not being delivered and match funding lost.
- 4.2 The negotiation of land development for its intended purpose is a private matter between the developer and the receiver, and outside the scope of a S106 agreement. However, it is normal practice for developers to append a time clause to ensure the land is developed for its intended purpose. In the event the land cannot be developed for the purpose as per the S106 it would revert to the developer's ownership.

5. TIMETABLE FOR IMPLEMENTATION

- 5.1 FVHT confirm their intention to deliver a new building by 2023.
- 5.2 FVHT will be notified of the outcome of the Cabinet's decision and next steps as appropriate.

6. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES

- 6.1 This helps to deliver across a number of the Council's priorities for 2018 - 2022 but specifically:
- Support development of infrastructure to enable growth
 - Improve community facilities to meet current and future need.

7. LEGAL IMPLICATIONS

- 7.1 Regulation 59 (1) of the Community Infrastructure Levy Regulations 2010 (as amended) require a charging authority to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. It may also, under Regulation 59 (3) support infrastructure outside its area where to do so would support the development of its area.
- 7.2 Passing CIL to another person for that person to apply to funding the provision, improvement, replace, operation and maintenance of infrastructure is also permitted under Regulation 59 (4).
- 7.3 Section 216 (2) of the Planning Act 2008 as amended by Regulation 63 of the Community Infrastructure Regulations 2010 (as amended) stated that infrastructure" includes~~and is therefore not limited to~~:
- (a) roads and other transport facilities
 - (b) flood defences
 - (c) schools and other educational facilities
 - (d) medical facilities

- (e) sporting and recreational facilities
- (f) open spaces

7.4 The levy may not be used to fund affordable housing.

8. REASONS FOR THE RECOMMENDED DECISIONS

8.1 This proposal is considered to have submitted a detailed project, including details of funding (including match funding where necessary) and is recommended to receive CIL funding for the following reasons:

- * A detailed project has been provided.
- * Evidence of match funding has been provided.
- * Fenstanton has a church hall but does not have a village hall.
- * The HLP2036 identifies growth of approximately 210 new dwellings.

9. LIST OF APPENDICES INCLUDED

Appendix 1 – Plans for a village hall.

10. BACKGROUND PAPERS

Section 216 of Planning Act 2008

<http://www.legislation.gov.uk/ukpga/2008/29/section/216>

Huntingdonshire Infrastructure Delivery Plan

<http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan.pdf>

Huntingdonshire Infrastructure Delivery Plan – Infrastructure Schedule

<http://www.huntingdonshire.gov.uk/media/2693/infrastructure-schedule.pdf>

Huntingdonshire Infrastructure Delivery Plan Addendum

<http://www.huntingdonshire.gov.uk/media/2861/infrastructure-delivery-plan-addendum.pdf>

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Notes

This drawings to be read in conjunction with all other documents and specifications, and other consultants drawings.

All levels and dimensions must be checked on site and any discrepancies notified to the Architect immediately.

Drawings must not be scaled. Use figured dimensions only.

Shop drawings of manufactured items must be approved by the Architect before work is put in hand.

This drawing is Copyright.



FRONT STREET VIEW 1



FRONT STREET VIEW 2



REAR AERIAL VIEW 1



REAR AERIAL VIEW 2

revisions

PRELIMINARY

Freeland Rees Roberts Architects
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client
Fenstanton Village Hall

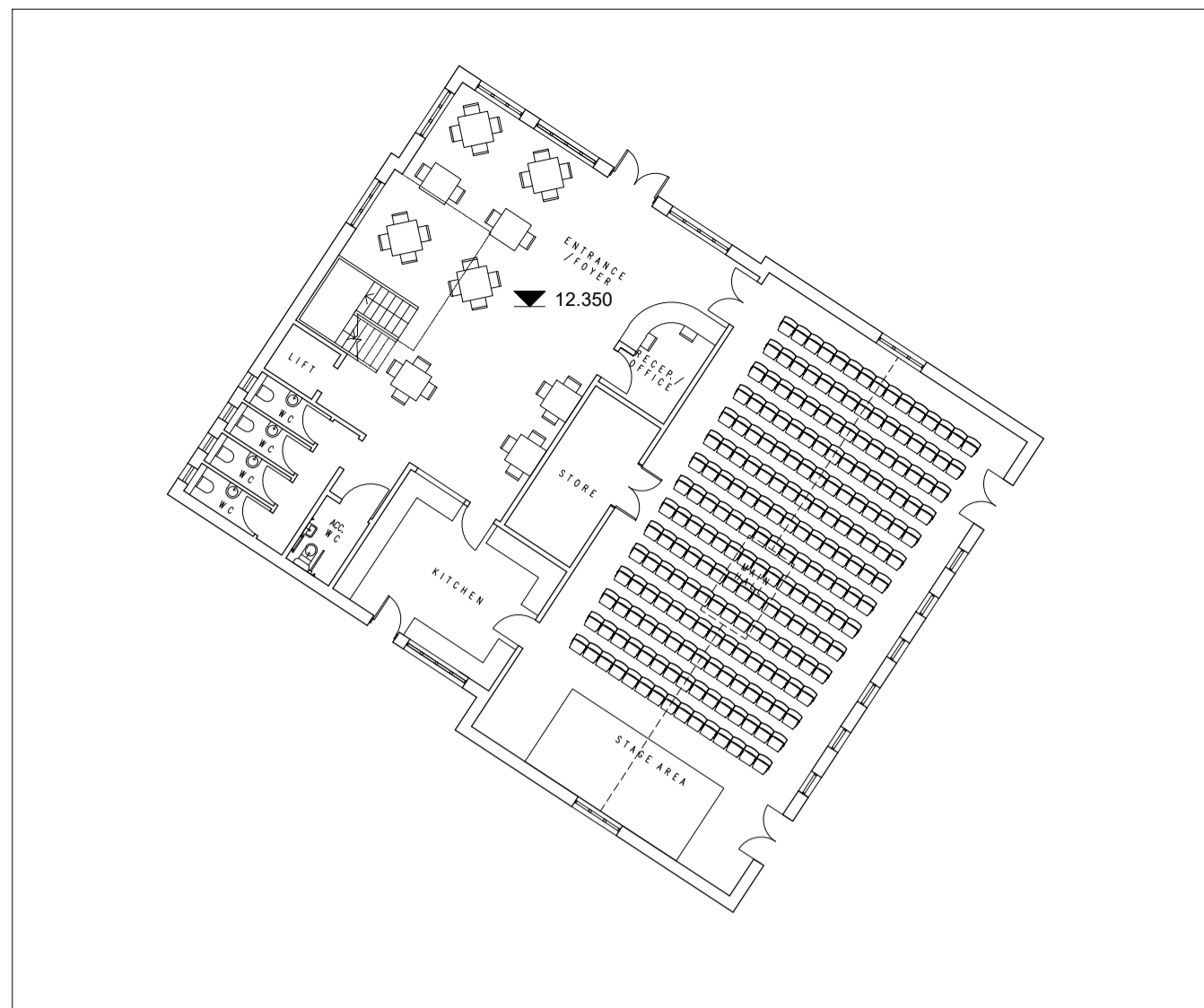
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New Village Hall

drawing title
Proposed 3D Views

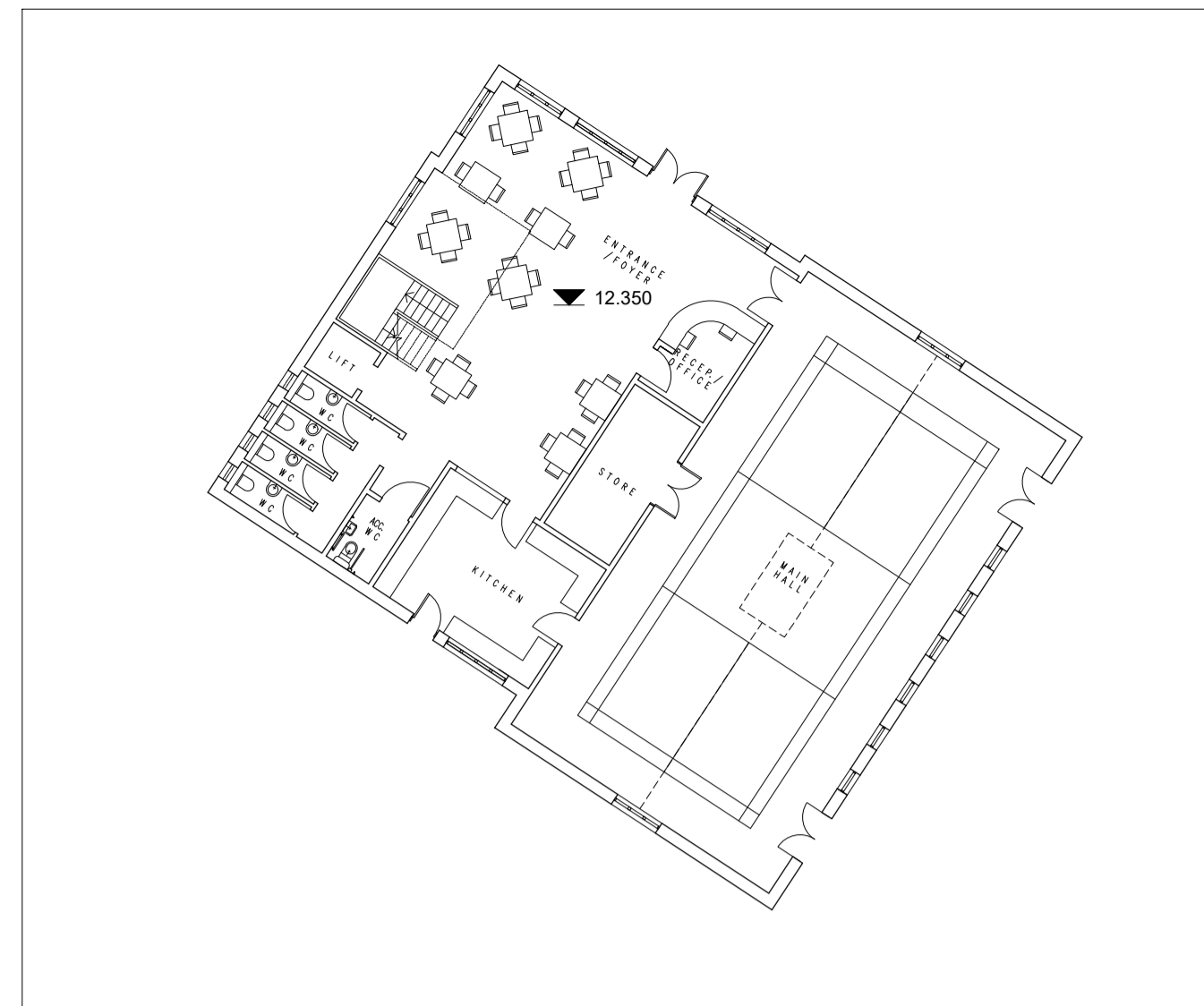
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drawing no. rev
15.085-SZ-450 -

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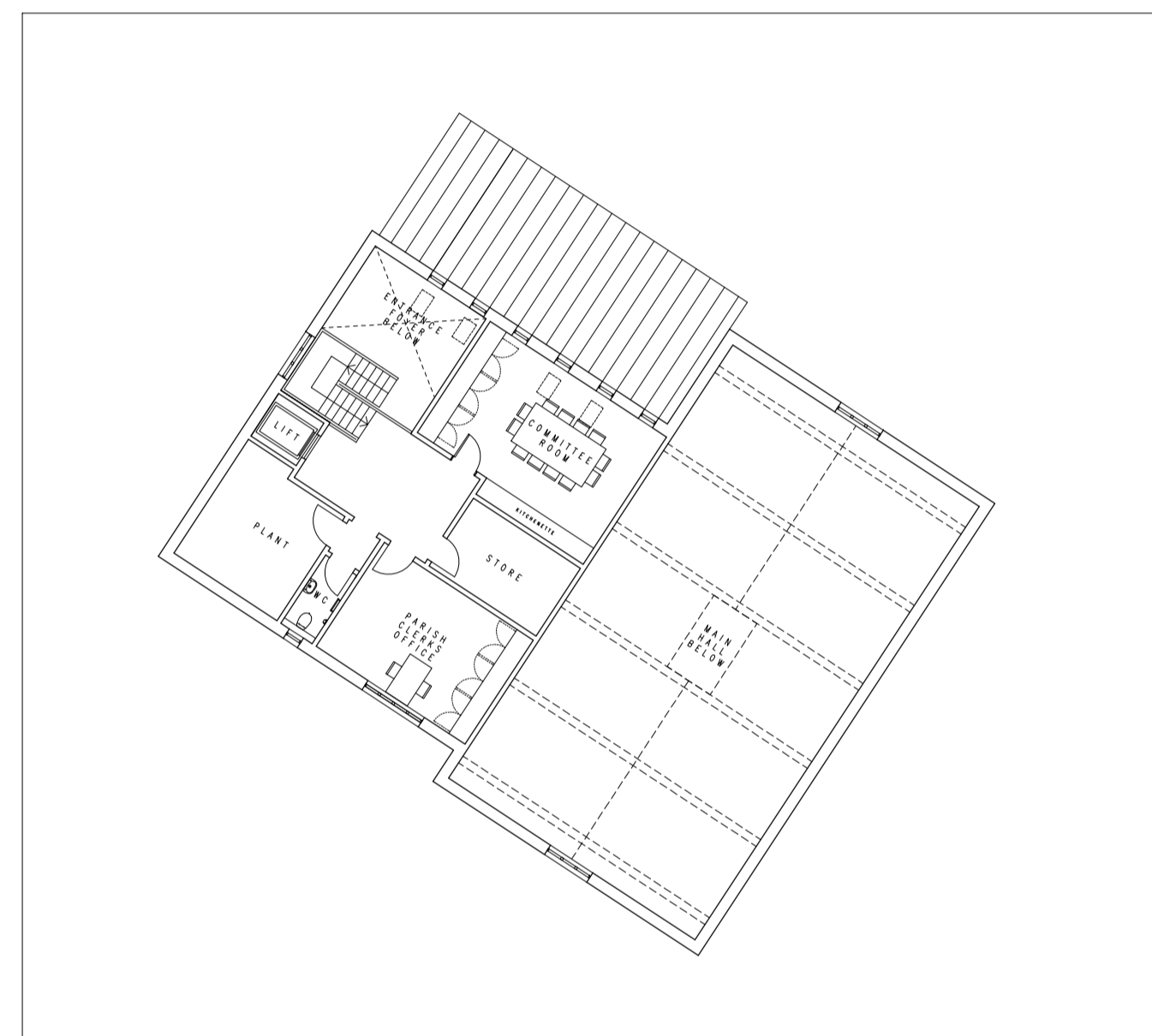
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Scale 1:200



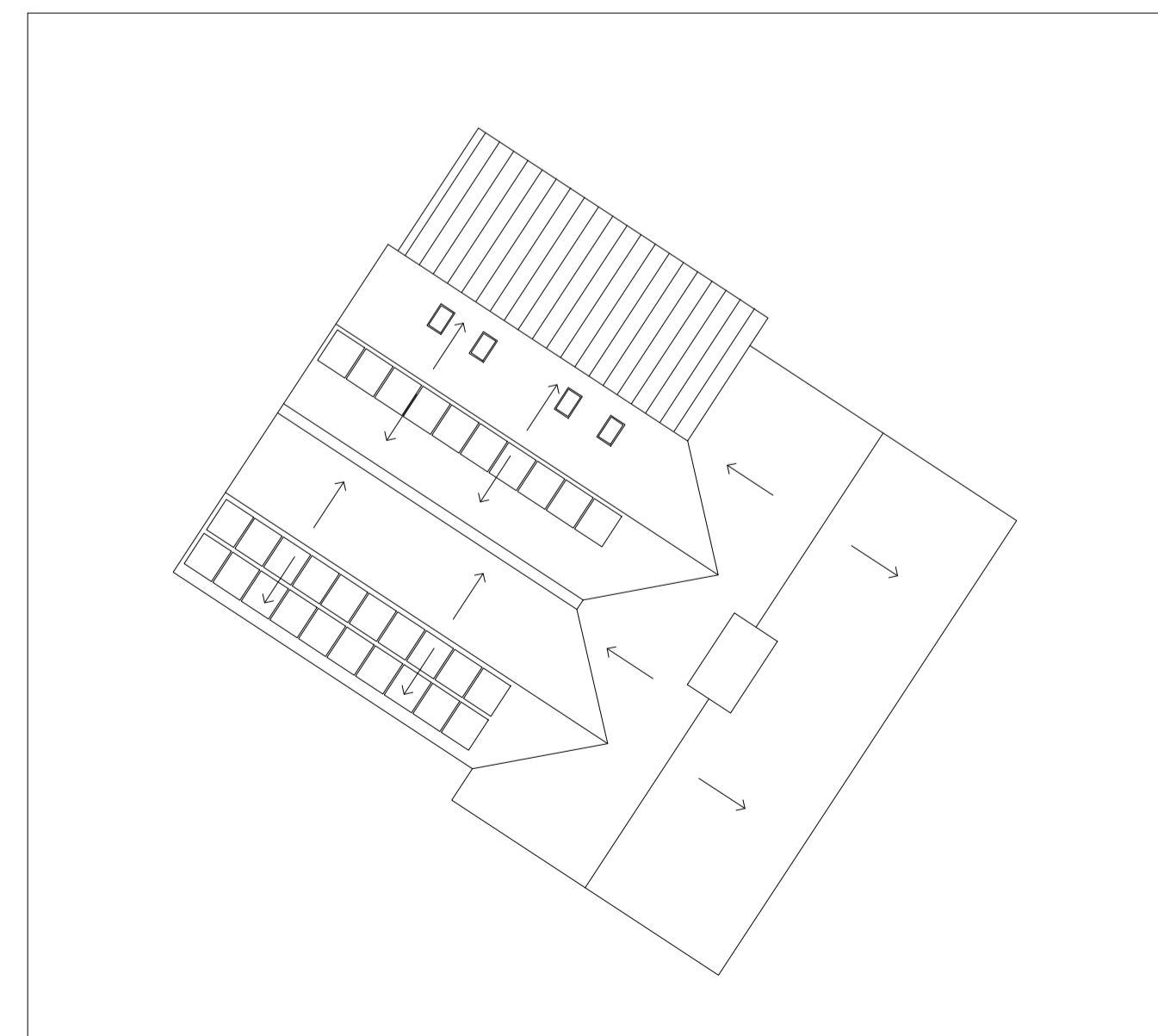
Ground Floor Plan (Showing Badminton Court)
Scale 1:200



Street view looking towards main entrance
Scale NTS



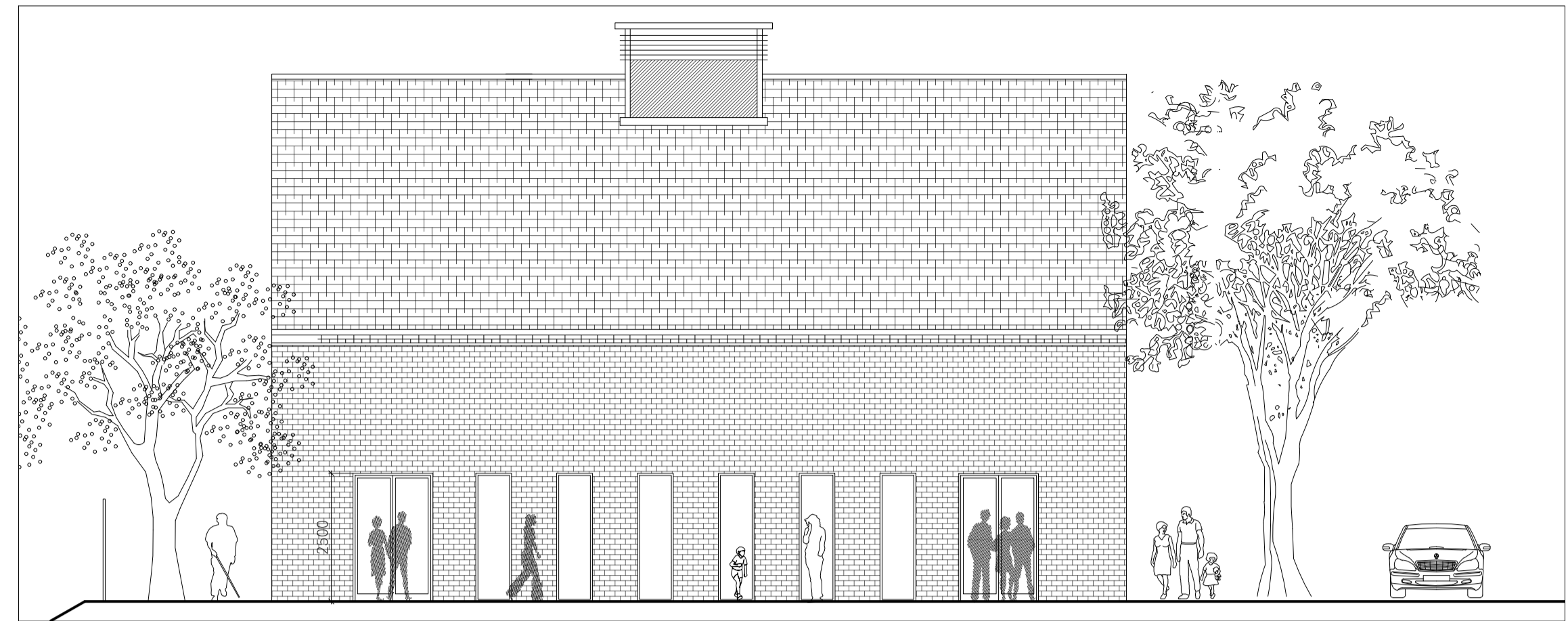
First Floor Plan
Scale 1:200



Roof Plan
Scale 1:200



Site Plan
Scale 1:500



East Elevation
Scale 1:100



North Elevation
Scale 1:100



West Elevation
Scale 1:100



South Elevation
Scale 1:100

Notes
 These drawings to be read in conjunction with all other documents and specifications, and other consultants drawings.
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 Shop drawings of manufactured items must be approved by the Architect before work is put in hand.
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revisions

NO.	DESCRIPTION

SCALE 1:100 0 1 2 5m
 SCALE 1:200 0 2 4 10m

PRELIMINARY

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client
Fenstanton Village Hall

job title
New Village Hall

drawing title
Proposed Plans & Elevations

scale	size	drawn	date
1:200/1:100	A1	YH/DJS	Nov 19

drawing no.	rev
15.085-SZ-410	-

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