

EXECUTIVE

DATE: 06 June 2019

REPORT OF: Tony Watson – Interim Head of Commercial Services

SUBJECT: Coach Road 3G artificial playing pitch, Newton Abbot

PART I

RECOMMENDATIONS

The Executive is recommended to

- 1) Contribute £100,000 sporting facilities S106 money towards a new artificial turf playing pitch scheme
- 2) Agree to take on the ownership and management of a new 70 space car park being built to facilitate the new playing pitch
- 3) Agree to the capital programme investment of up to £120,000 into improvements and lining of the access track to the Coach Road site, including £10,000 for improvements to the footpath into Decoy Park.
- 4) Agree to become a joint applicant for the Football Foundation grant funding.
- 5) Delegate powers to the Interim Head of Commercial Services to put in place the necessary landowner authorities and lease amendments required to facilitate the scheme.

1.0 PURPOSE

- 1.1 To support the creation of a 3G artificial turf playing pitch at Coach Road, Newton Abbot.

2.0 BACKGROUND

- 2.1 [The Teignbridge Playing Pitch Strategy 2018-2023](#) identifies the existing Coach Road facility as a priority site for potential use as a 3G pitch. The need was established for at least one more full size 3G pitch for football, in a central location. Devon County Football Association (DCFA) have undertaken an initiative to upgrade the facilities at Coach Road to include an artificial pitch. A planning application was considered and permission granted by the Planning Committee on 19th February. Further details are available at

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<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01690/MAJ&MN>.

- 2.2 The project requires investment of £926,382. DCFA have applied to the Football Foundation for a grant of £576,382. The DCFA have committed £250,000 to the project, along with the pre-development costs. The Council has S106 allocated for sports facilities and it is proposed that £100,000 be granted to this scheme. The Football Foundation Panel met to consider the funding grant bid 9th May. Due to the grant being in excess of £500,000, the application will need to be confirmed by the Board of Trustees meeting 21st May. If the funding is agreed by the Football Foundation and the Executive resolve to support the scheme, the aim is for the contractor appointed by DCFA through the Football Foundation Framework, to start work early July 2019.
- 2.3 The existing clubhouse and football pitch site is leased to DCFA from Teignbridge for a term of 99 years from 1993. The site is accessed off Coach Road, over a slip road owned by the Council. Increased car parking provision is required to service the 3G pitch, along with the wider community facilities on the site, including the public playing pitches, the BMX park and Decoy Park. As part of the scheme, a new parking area of circa 70 spaces is proposed on land owned by Teignbridge as illustrated on the plan below and shaded grey.



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- 2.4 The access track from Coach Road is in need of some maintenance and, with the creation of a new parking area on site, would benefit from some refurbishment work, along with lining to create clear parking bay provision. This will establish approximately 50 car parking spaces and will complement the new car parking area of around 70 spaces. With additional car parking provision within the grounds of DCFA, the 137 space requirement identified in the Transport Statement will be met. A copy of the Transport Statement is attached at Appendix B.
- 2.5 DCFA have requested permission to construct the new car park area and for the Council to consider taking on the future management. The Council's Car Parks Team has welcomed the opportunity given that this provision will offer overflow provision for Decoy Park. The management can be undertaken without the requirement to employ extra staff. In addition, it is considered that the improvements to the site may decrease reports of anti-social behavior and eliminate the annual trespass onto the public playing pitches by travellers.
- 2.6 The cost to undertake the required maintenance on the existing access, purchase and install ticket machines, paint lines for parking bays, erect signage and upgrade the path into Decoy Park is estimated at a cost of up to £120,000. Based on the net income per space figures at Decoy Park and at 30% of the occupancy rate of Decoy car park, the return on the Council's costs over 20 years is estimated at 0.29%. The Council would ordinarily require a return on cost of at least 1% but, the cost includes work which would ordinarily form part of the Council's future maintenance programme. As such it is envisaged that part of the Repair & Maintenance Budget will be used to support the scheme. Until the work has been tendered, the project cost analysis should be considered an estimate. There are also wider community benefits of the scheme, including the support of the adopted Playing Pitch Strategy.
- 2.7 It is proposed to use the Decoy Park car park model:- Charging hours Monday – Saturday will be 9am-6pm. Sundays will be free. Charges 2019/20 will be £0.50 up to 2 hours, £1.00 up to 4 hours and £1.50 all day. The Car Parking team will also consider the introduction of a permit-holders scheme.
- 2.8 A variation will be made to DCFA's lease to include a 50% contribution to future maintenance costs of the access road and new car park during the lifetime of the lease.

3.0 MAIN IMPLICATIONS

- 3.1 The main implications in relation to the proposal are outlined in the background part of the report. However, members should be aware that as part of the

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consultation during the planning process, it is clear that a number of local residents are opposed to the scheme. While it is not intended that these objections be rehearsed as part of this report, ward members have been consulted and their comments detailed under paragraph 4 of this report.

3.2 In addition, the Council's title to the land required for the supporting car parking provision, is subject to two key restrictive covenants. An agreement between the beneficiaries and DCFA is now concluded.

3.3 A condition of the Football Foundation's grant award, is that they will be required to take out a restriction on both the 3G pitch and the car park for a period of 21 years. Because the new car park element will be built on land in which the DCFA do not have a legal interest, there are 2 options to address this requirement:-

- Option 1 - The Council grant a lease to the DCFA (and then choose to manage it on their behalf or not).
- Option 2 – The Council becomes a joint applicant on the application for the whole project. This would require the Council signing up to the terms and conditions of the award and, a restriction being placed on the car park as this would remain outside of the DCFA's lease. The Football Foundation terms and conditions of grant are attached at Appendix A but the terms relating to multiple organisations receiving grant are:-

- a) "where any standard, obligation, representation or warranty under this Agreement is expressed to be undertaken or adhered to by the Organisation, each organisation shall be jointly and severally responsible for it;
- b) the Foundation may release or compromise the liability of any of the organisations acting as the Organisation under this Agreement or grant any time or other indulgence without affecting the liability of any of the other organisations; and
- c) any consent or authority given by the Organisation under or in connection with this Agreement shall bind all the organisations".

3.4 Option 2 is recommended so that the land needed to facilitate the new car park remains in the ownership of the Council.

3.5 To mitigate any risk to the Council in respect of the new car park, the specification for the construction will be subject to approval by the Council's Project Manager. A collateral warranty will be provided by the contractor for the design and construction.

4.0 GROUPS CONSULTED

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The recommendations set out in this report are those of the Strategic Leadership Team. Ward Members were consulted but at the time of publication, had not provided any views or comment.

5.0 TIME-SCALE

5.1 Key decision making events are as follows:-

- Teignbridge Planning Committee 19th February 2019
- Football Foundation Panel 9th May 2019
- Teignbridge Executive Committee 6th June 2019
- Football Foundation Board of Trustees 21st May 2019

5.2 If all meetings render positive support to the scheme, the project timescales will be as follows:-

1st July 2019 – On-site works commence
November 2019 – New pitch and car park open

6.0 JUSTIFICATION

6.1 This recommendations set out in this report support the delivery of The Teignbridge Playing Pitch Strategy 2018-2023 adopted July 2018. The Strategy identifies the existing Coach Road facility as a priority site for potential use as a 3G pitch. In addition, the recommendation supports the Council's Super Ten 'health at the heart' project targeted at improving the health and wellbeing of Teignbridge's communities, along with the 'out and about and active' commitment to ensuring that communities have access to good quality leisure facilities to encourage healthy active lifestyles.

7.0 DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Thursday 13th June 2019.

Tony Watson
Interim Head of Commercial Services

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	Newton Abbot
Contact for any more information	Donna Best, Estates & Development Manager
Background Papers (For Part I reports only)	-
Key Decision	Y
In Forward Plan	Y
In O&S Work Programme	N

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Community Impact Assessment attached:	N
Appendices attached:	A: PLFAFF Terms and Conditions B: Transport Statement