

# PERTH AND KINROSS COUNCIL

## Environment, Infrastructure and Economic Development Committee

1 November 2023

### AUCHTERARDER COMMUNITY FACILITIES FUND

#### Report by Head of Planning and Development

(Report No. 23/290)

#### 1. PURPOSE

- 1.1 This report seeks the determination of an application for funding from Auchterarder Community Sport and Recreation for a contribution of £50,000 towards the installation of a pump track in Auchterarder Public Park on Western Road, Auchterarder. The application meets the Fund's criteria.
- 1.2 The Community Facilities Fund receives its income solely in the form of developer contributions based on the sales of new houses, and funding can only be allocated to projects where sufficient developer contributions have already been collected.
- 1.3 The views of local elected members and the Community Council have been sought, and these must be taken into account when determining this application.

#### 2. RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
  - considers and determines this grant request, in principle, of £50,000 by Auchterarder Community Sports and Recreation, as a contribution towards the project to install a Pump Track at Auchterarder Public Park on Western Road, Auchterarder
  - notes that grant payment can only be made subject to money actually being available within the fund at a future point; along with the submission of a project plan showing finalised costs and a payment schedule.
  - agrees that any award should be conditional on planning permission being granted.

#### 3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:
  - Section 4: Background/Main Issues
  - Section 5: Proposals
  - Section 6: Conclusion
  - Appendices

#### 4. BACKGROUND / MAIN ISSUES

- 4.1 The Auchterarder Expansion Development Framework was published in February 2008, and was adopted by the Enterprise and Infrastructure Committee (Report No. 14/370 refers) as Supplementary Guidance to the Local Development Plan in September 2014.
- 4.2 That document set the framework for subsequent planning applications and defined the infrastructure requirements associated with this major expansion to the settlement. It has been acknowledged that the identified scale of development will have an impact on the level of existing service provided by community facilities. To mitigate this impact as the development progresses, one of the measures included in the Framework is a contribution of £1,000 per open market housing unit to be made to the Council by the developers up to a maximum of 600 units, towards an Auchterarder Community Facilities Fund.
- 4.3 In line with the Section 75 Legal Agreements attached to the permitted developments, the fund will be used for the sole purpose of providing Community Facilities, the meaning of which is set out in the agreements as:
- “...such public facilities within the settlement boundary of Auchterarder, the provision of which the Council, at its sole discretion, believes would improve the amenity of the public realm, including without prejudice to the foregoing generality, car parking facilities, a public hall, adaption of existing school changing room facilities to permit access to the pitches forming part of the Sports Facilities, a public library, new or enhanced public transport services, improvements to the core path network and recycling facilities.”*
- 4.4 It is intended that the Fund be spent over the lifetime of the development as demand on community facilities increases. It is also intended that the Fund be used to support a range of projects that will benefit the community in Auchterarder.
- 4.5 Procedures for recording contributions received; distributing contributions towards the provision of community facilities; and reporting these details in an open and accountable way were agreed by the Enterprise and Infrastructure Committee (Report No. 16/375 refers). These procedures include reports on funding received and allocated, and procedures for the allocation of funding. Requests for funding up to £50,000 are delegated to the Executive Director (Communities). Where the amount sought exceeds £50,000, this needs to be referred to the Environment and Infrastructure Committee. The procedures also include provision where future contributions to the fund may be ring-fenced for projects, in addition to what has already been provided through the Fund.

4.6 Although this application may appear to fall within the £50,000 threshold for delegation, the Committee should note that the installation of the pump track is the second phase of a larger redevelopment proposal for the Auchterarder Public Park that has previously been awarded support from the Auchterarder Community Facilities Fund. As a result, due to the cumulative level of funding requested, a committee decision is required.

## **5. PROPOSALS**

5.1 The Committee is asked to consider and determine an application for funding from Auchterarder Community Sports and Recreation, a Scottish Charitable Incorporated Organisation (SCIO SC048490). The applicant lists its three main purposes as: to maintain and widen participation in sport and active recreation at all levels in Auchterarder; to develop and support local people to improve and strengthen local sports clubs and organisations involved in sporting or physical activities and widen opportunities to participate; and to develop and provide access to quality places where the community can get involved in sport and active recreation.

5.2 The application is for a sum of £50,000, sought as a contribution towards a project to install a pump track in Auchterarder Public Park on Western Road, Auchterarder.

5.3 Phase 1 of the redevelopment of the park was partly supported by an award of £100,000 from the Community Facilities Fund on 18 August 2021 (report 21/124 refers), development of which is complete. This application represents a second phase of works to provide a cycling pump track. Appendix 1 includes a copy of the application form and a location plan.

5.4 The project to provide the pump track (as part of the overall redevelopment of the park) would include:

- removal of existing surfaces
- drainage and resurfacing works
- provision of 115m length cycle pump track with 40m split line and skills area (option 3 in appendix 1); and
- improvements to access to the pump track

5.5 The purpose of the project would be to support the existing community's needs and meet demand from the new housing developments at the Auchterarder Development Framework sites. It is also anticipated by the applicant that it will attract visitors and enthusiasts from the cycling community to Auchterarder. The development of the pump track would also facilitate coaching by volunteers to raise skills levels.

5.6 The applicant makes a link between the proposed redevelopment of the park, the first phase of which is complete, and improvements to physical and mental wellbeing. The increase in number and frequency of visits to the park would promote opportunities for outdoor interactions where people are likely to meet informally, which will help build a strong community around the park. This will

help integrate the new housing areas with the existing town and will lead to higher levels of community wellbeing. In time, the applicant envisages that the park will act as a community hub, an area for the community to gather and where a programme of activities and informal recreation opportunities will be offered.

- 5.7 The applicant links the greater park redevelopment project to increased use of the adjoining Provost Walk core path as an informal recreation resource accessed from the park. This path was recently upgraded as part of a community-led project coordinated by the Perth & Kinross Countryside Trust. This included a substantial award of £150,000 paid in two stages in March 2017 and November 2018 from this fund (report 18/367 refers), amongst other funding sources, and the upgraded path connects the park to the wider path network serving several housing areas in the south of the town.
- 5.8 The applicant reports strong community support including from the Friends of St Margaret's.
- 5.9 The application form states that the estimated construction cost for the pump track would be £195,414 and will be subject to a tendering process. Planning permission for the larger project to redevelop the park was originally granted on 11 March 2021 (planning permission reference 20/01646/FLL) and included proposals for a pump track. However, it is noted that the location plan accompanying this funding application relocates the Pump Track area proposed in the planning application to land south of the existing football pitch. This is outwith the area covered by the original planning permission but still within the Auchterarder Public Park. Although unlikely to affect consideration of this funding application, a fresh planning application for development of the pump track at the new location will therefore be required. Should funding be awarded, it should be conditional on planning permission being obtained.
- 5.10 An indicative plan for the park's redevelopment is included at Appendix 1 showing the projected costs. Should an award be made, it is recommended that it also be subject to submission of an updated project plan in due course showing finalised costs and identifying when the sum requested would be required over the course of the project.
- 5.11 In terms of financial support from other sources, the applicant has confirmed funding of £2,550 of its own, and has received or made one-off applications to the following other funding bodies:

<b>Funding Body or Fund Name</b>	<b>Amount</b>	<b>Status</b>
Auchterarder Community Facilities Fund	£50,000	Approval sought in this report
Sportscotland in partnership with Scottish Cycling	£50,000	Application approved
The Gannochy Trust	£50,000	Application approved
Friends of St Margaret's	£12,500	Application approved
Auchterarder & District Community Trust	£12,500	Application approved
Sponsorship	£4,500	Secured

### Consultation

- 5.12 In terms of consultation carried out on the application, the views of the Auchterarder and District Community Council and the local elected members were sought, in line with the Fund's operating procedures. These views require to be taken into account when determining this application.
- 5.13 The Auchterarder and District Community Council were consulted but a response has not been received to date. Views were also sought from the three local elected members for the ward. Two of the local elected members advised that they are also a member of this committee and therefore wished to reserve their position on the application.

### Assessment

- 5.14 Based on the information provided by the applicant, the project meets the fund criteria regarding the provision of community facilities. The four criteria are:
1. Projects should be located within the settlement boundary of Auchterarder as defined by the adopted Local Development Plan. Projects which start within the boundary but extend outwith, such as core path improvements, would be acceptable;
  2. Projects should be linked to mitigating the impact of the new housing within the scope of the Auchterarder Development Framework on the public realm or facilities;
  3. Projects should improve the amenity of the public realm or facilities and should consider a range of funding streams in addition to the Community Facilities Fund to ensure maximum value. Money cannot be used for projects which are already fully funded from other sources. Projects being brought forward with contributions from other funding streams will be able to access gap funding from the Community Facilities Fund;

4. Projects should identify any ongoing maintenance or eventual costs and demonstrate that this can be secured through existing or future budgets.
- 5.15 The park is wholly within the settlement boundary and is near to several residential areas in Auchterarder, including one of the three Auchterarder Development Framework sites at Townhead. The Provost Walk core path adjoins the park.
- 5.16 There is sufficient link between the project – which aims to improve facilities in an existing park by constructing an outdoor cycle pump track – and the need to provide additional community facilities in the town to mitigate the impact of the new housing.
- 5.17 The project improves the amenity of the public realm as it is an integral part of a greater project to improve the park and provide new facilities for the public. There is evidence of other funding streams for the project.
- 5.18 The ongoing maintenance of the facility is not discussed in the application for funding, which is solely for construction costs. However, the cycle pump track forms part of a larger project to improve and maintain the park and the maintenance of this pump track would be incorporated into the maintenance of the wider park. This application seeks additional funding for its construction only.

#### Availability of Funding

- 5.19 In terms of the fund balance, there is currently £41,043 in the account. The Council has received contributions totalling £ 443,920 of which £402,877 has already been allocated and paid to projects, including the sum of £100,000 already paid to the Auchterarder Community Sport and Recreation Group, representing the award previously approved by this Committee (Report No. 21/124 refers).
- 5.20 Predictions on future contributions are based on the level of contributions to date, along with an estimate of the rate of open market completions at the remaining three development sites. For this year and coming years, officers anticipate an income of approximately £ 23,000 per annum. This is based on estimated house sales and an assumption that house building at the three development sites proceeds with annual contributions made to the Fund from the respective developers. Contributions to the Fund from some of the remaining 129 open market units at Castlemains and Kirkton are anticipated to become due in the next three years. Contributions from the remainder of the Townhead site (the final 63 open market units), are expected in the long term, and are therefore not available during the timeframe of this application.

- 5.21 The following table sets out the fund’s anticipated income for this year and the following two years.

	2023-24	2024-25	2025-26
Balance brought forward	41,043	64,043	87,043
Income			
Future contributions (estimated)	23,000	23,000	23,000
Balance carried forward	64,043	87,043	110,043

- 5.22 The Community Facilities Fund receives its income solely in the form of developer contributions based on the sales of new houses and funding can only be allocated to projects where sufficient developer contributions have already been made.
- 5.23 The rate at which those contributions are received into the account depends on the rate at which housebuilding continues at the three framework sites. If future contributions are not received as quickly as forecast, for example if the rate of housebuilding is not as forecast, there is no financial risk to the Council in forward committing grant aid. This is because whilst future contributions to the fund may be ring-fenced for projects, **disbursements from the fund cannot be made until sufficient funds have been accrued in the account.**

## 6. CONCLUSION

- 6.1 As the project meets the Fund’s criteria, the Committee is required to determine this application taking into account the views of the consultees, given the level of funding requested, and also having regard the level of available funds in the account.

**Author**

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**Approved**

<b>Name</b>	<b>Designation</b>	<b>Date</b>
Barbara Renton	Executive Director (Communities)	23 October 2023

**APPENDICES**

- Appendix 1 – Application form and supporting information.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.



## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	<b>Yes</b>
Corporate Plan	<b>Yes</b>
<b>Resource Implications</b>	
Financial	<b>Yes</b>
Workforce	<b>None</b>
Asset Management (land, property, IST)	<b>None</b>
<b>Assessments</b>	
Equality Impact Assessment	<b>None</b>
Strategic Environmental Assessment	<b>None</b>
Sustainability (community, economic, environmental)	<b>None</b>
Legal and Governance	<b>None</b>
Risk	<b>None</b>
<b>Consultation</b>	
Internal	<b>Yes</b>
External	<b>Yes</b>
<b>Communication</b>	
Communications Plan	<b>None</b>

### 1. Strategic Implications

#### Community Plan/Single Outcome Agreement

1.1 This report supports all of the priorities within the Community Plan 2022-27.

- (i) *Reducing Poverty (including child poverty, fuel poverty and food poverty)*
- (ii) *Mental and physical wellbeing*
- (iii) *Digital participation*
- (iv) *Skills, learning and development*
- (v) *Employability*

#### Corporate Plan

1.2 This report supports the objectives within the draft new Corporate Plan:-

- (i) *Children and young people grow up safe, respected, well-educated, and confident in their ability to realise their full potential;*
- (ii) *People and businesses are increasingly able to prosper in a local economy which support low carbon ambitions and offers opportunities for all;*
- (iii) *People can achieve their best physical and mental health and have access to quality care and support when they need it;*
- (iv) *Communities are resilient and physically, digital and socially connected;*
- (v) *Perth and Kinross is a safe and vibrant place, mitigating the impact of climate and environmental change for this and future generations.*

## 2. Resource Implications

### Financial

- 2.1 The Head of Finance must be consulted on all proposals with financial implications. No report with such implications should be presented at a meeting when this has not been done and it should be explicitly stated that the Head of Finance has been consulted and has indicated agreement with the proposals.
- 2.2 This section should state the specific amount of revenue and capital funding required in the current financial year and the full year effect of any future funding and how that will be met. Detail should be provided of where the financial provision has been made e.g. the Revenue Budget / Capital Programme or a special monies allocation.
- 2.3 All reports should contain clear and unambiguous financial information. It could also be helpful to provide an outline of the budget or overall investment in this area of activity.

### Workforce

- 2.4 There are no workforce implications.

### Asset Management (land, property, IT)

- 2.5 There are no land, property or information technology implications.

## 3. Assessments

### Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties. The Equality Impact Assessment undertaken in relation to this report can be viewed clicking [here](#).
- 3.2 The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
  - (i) Assessed as **not relevant** for the purposes of EqIA

### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

- 3.4 The proposals have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

#### Sustainability

- 3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:
- in the way best calculated to delivery of the Act's emissions reduction targets;
  - in the way best calculated to deliver any statutory adaptation programmes; and
  - in a way that it considers most sustainable.
- 3.6 The report does not have a direct impact on sustainability or climate change as it provides detail of an application for funding.

#### Legal and Governance

- 3.7 No legal and governance implications are identified.

#### Risk

- 3.8 This report provides details of an application for funding received in respect of the Auchterarder Community Facilities Fund. There is no significant risk to the Council. The source of funding has been identified through a Section 75 legal agreement and the Council decides how such funding will be distributed to identified projects. There are minor risks that the lack of fund collection does not allow suitable projects to be supported, or that funds collected are not used within five years and are returned.

### **4. Consultation**

#### Internal

- 4.1 *The views of the Local Elected Members and the Convener of the Environment, Infrastructure and Economic Development Committee were sought, in line with the Fund's operating procedures. **All three Local Elected Members responded to express support for the application. In line with practice, the Convener wished to reserve his views, noting that the application would in time come before this committee for determination.***

#### External

- 4.2 *The views of the Auchterarder and District Community Council were sought, in line with the Fund's operating procedures. The Community Council did not respond within the initial timescale and this is being followed-up.*

## **5. Communication**

- 5.1 This report provides details of an application for funding received in respect of the Auchterarder Community Facilities Fund. The target audience for this report is therefore the fund contributors (the developers of the Auchterarder Framework Sites) in respect of reporting their financial contributions, and the potential recipient of funding (Auchterarder Community Sports and Recreation).
- 5.2 While no specific communications are required to target the key audiences of this report, the report may be of interest to other community groups in Auchterarder that may be considering funding applications of their own. It may also have wider public interest in terms of how contributions to the fund are collected and used. The Council's website includes an information page to raise awareness of the fund and how to make an application to the fund.

## **2. BACKGROUND PAPERS**

- 2.1 This section should list the documents that have been relied on in preparing the report, other than those committee reports already referenced within the main body of the report. All documents must be kept available by the author for inspection by the public for four years from the date of the meeting at which the report is presented.
- 2.2 Auchterarder Expansion Townhead and North East Development Framework  
March 2008