

TANDRIDGE DISTRICT COUNCIL

CIL WORKING GROUP

Minutes of the meeting of the Working Group held in the Council Chamber, Council Offices, Station Road East, Oxted on the 8th June 2022 at 6.30pm.

PRESENT: Councillors Blackwell, Bloore, Farr, Flower, Gaffney, Hammond, Langton, Lockwood and Moore.

APOLOGIES FOR ABSENCE: Councillor Botten.

1. ELECTION OF CHAIR FOR THE REMAINDER OF 2022/23

Councillor Blackwell was elected Chair of the Working Group for the remainder of the 2022/23 municipal year.

2. UK SHARED PROSPERITY FUND

The Executive Head of Communities advised that £1million had been allocated to the Council to spend against an investment plan to be submitted to the Government between 30th June and 1st August 2022. It was agreed that the CIL Working Group was ideally placed to help develop the plan (prior sign off in consultation with Group Leaders) and that a further meeting might be required within the next few weeks for this purpose.

3. DECLARATIONS OF INTEREST

In respect of Item 4 below, Members declared interests as follows:

Councillor Bloore declared that he was a Warlingham councillor and the Council's representative on the Blanchman's Farm Management Committee. He did not vote on the Blanchman's Farm CIL bid but remained in the Chamber for the presentation and associated discussions.

Councillor Flower declared that he was a Chaldon councillor and was familiar with the St Peter & St Paul school expansion project. However, he did not consider his position on the Group to be compromised and he took part in the discussion and voting regarding the CIL bid.

Councillor Gaffney advised that her partner did voluntary work at Blanchman's Farm but did not consider her position on the Group to be compromised and she took part in the discussion and voting regarding the CIL bid.

4. APPLICATIONS FOR CIL FUNDS – SPRING 2022

The Group had been provided with written copies of the completed application forms and officer assessments in respect of five CIL applications, i.e.:

Project (applicant shown in brackets) in order of application number	CIL requested	Original Officer ranking
Expansion of St Peter & St Paul school, Chaldon (Surrey County Council)	£1,250,000	3
All weather disabled trackway refurbishment (Blanchman's Farm Local Nature Reserve in Warlingham)	£104,000	4
Telescopic floodlights for 3G football pitch de Stafford school, Caterham (GLF Schools)	£80,000	1
Opening up the countryside (Dormansland Parish Council)	£91,700	2
Clubhouse renovation project (Warlingham Sports Club)	£556,500	5
Total CIL requested	£2,082,200	
Potential balance of available CIL funding if all five applications were approved in full	£2,501,707	

Representatives of each organisation gave presentations about their bids and responded to Members' questions.

Following the presentations, the Group discussed the merits of the bids and whether they should be supported in full, in part, or not at all. The key points to emerge were:

Expansion of St Peter & St Paul Infant School, Chaldon

From September 2022, the school would be expanded from 'infant' to 'primary' status with an increase in capacity from 90 to 210 places. The planning application for the required building works was due to be considered by Surrey County Council (SCC) later in the summer and a procurement exercise was imminent. The estimated cost comprised £3M for the building programme and £830,000 for highway improvements. The SCC representative explained that 'basic needs grant' funding from the government was always insufficient to cover every school place, hence the need for SCC to pursue external contributions from CIL and the Diocese of Southwark to cover the shortfall.

The required highway / road safety measures were still being worked up by SCC's travel consultants (to form part of the planning application) and would be phased in following completion of the building works.

The Group supported a CIL allocation but considered that SCC should make a greater contribution. It was agreed that CIL funding should be prioritised for the highway / road safety mitigations and that the exact nature of those works, together with an implementation timeline, should be considered by the Group prior to the release of CIL funds. An 'in principle' (reduced) award of £1M was recommended on that basis.

Blanchman's Farm all weather disabled trackway refurbishment

The intention to lay a new concrete path on the existing base (as opposed to a cheaper but less durable tarmac alternative) was explained following the presentation.

Members acknowledged the community benefits of the scheme and commended the approach being taken towards project management and efforts to secure value for money. The Group recommended that the bid be approved in full.

Telescopic floodlights for 3G Football Pitch de Stafford School

The CIL bid was for the additional cost of telescopic (retractable) floodlights, given that that a previous planning application for a scheme with fixed columns was refused in October 2021.

The School's relationship with Freedom Leisure was explained following the presentation. The Group welcomed the project and recommended that the bid be approved in full, subject to the granting of planning permission.

Opening up the countryside in Dormansland

The Group expressed reservations about this bid, including the lack of early community engagement. However, the applicant explained that the Parish Council's website now provided detailed information via its home page, including an invitation to submit views to the Council's CIL team. This had resulted in several messages of objection prior to the meeting.

A further concern was that other areas of the District demonstrated a more pressing need for infrastructure improvements to mitigate against residential development.

Warlingham Sports Club - clubhouse renovation project

The CIL bid was for phase 2 of the project (new changing facilities) and was conditional upon the completion of phase 1 (new entrance and toilets for function area). If granted, it was anticipated that CIL monies would be claimed in 2023/24 and the applicant hoped that, in the meantime, the offer of a CIL award would provide a catalyst for contributions from other sources.

Officers confirmed that the terms of the trust deed concerning the Club's charitable status and protections afforded to the site against alternative use would be verified as part of the due diligence process. The Group wished to support the project and recommended that the bid be approved in full.

Updated officer assessment schedules are attached at Appendices A to E to these minutes. i.e.:

- Appendix A – Expansion of St Peter & St Paul school, Chaldon
- Appendix B – Blanchman's Farm all weather disabled trackway refurbishment
- Appendix C – Telescopic floodlights for 3G Football Pitch de Stafford School
- Appendix D – Opening up the countryside in Dormansland
- Appendix E - Warlingham Sports Club - clubhouse renovation project

RECOMMENDED – that the following be ratified by the Panning Policy Committee:

A. awards of CIL be made as follows:

Project	Award
All weather disabled trackway refurbishment (Blanchman's Farm Local Nature Reserve)	£104,000
Floodlights for 3G Football Pitch de Stafford School (GLF Schools)	£80,000 (subject to the granting of planning permission)
Clubhouse Renovation Project (Warlingham Sports Club)	£556,500
Total CIL grant awarded	£740,500

B. regarding the St Peter & St Paul school (Chaldon) expansion project, an award of £1,000,000 be agreed in principle subject to:

- (i) the award being utilised to cover the highways improvement scheme in the first instance, with any balance being allocated against the extended school building costs;
- (ii) the Working Group being satisfied with the proposed highway / road safety mitigation measures, including an implementation timeline, the details of which will be requested for consideration at a meeting (of the Working Group) to be arranged for November 2022

C. the bid from Dormansland Parish Council for the 'Opening up the Countryside' project be refused.

The meeting closed at 10.21pm.