

YEOVIL TOWN COUNCIL

MINUTES of the meeting of **YEOVIL TOWN COUNCIL** held in the Council Chamber, Town House, 19 Union Street, Yeovil on **Tuesday 1 December 2009**

(7.30pm to 9.25pm)

Present:

Wes Read – Mayor	John Hann
Philip Chandler	Steve Hawker
Clive Davis	Andrew Kendall
Bridget Dollard	Tony Lock
Tony Fife	Ian Martin
Julian Freke	Pat Martin
Pete Goodman	Tom Parsley
Dave Greene	David Recardo
Peter Gubbins	Alan Smith

Also present:

Alan Tawse	Town Clerk
Martin Woods	Assistant Director (Communities) SSDC

PRAYERS

Reverend David Meggars led the Council in prayers on behalf of the Townspeople of Yeovil.

GRANT PRESENTATIONS

The Mayor presented grant cheques to representatives of the following organisations for the purposes indicated:

Applicant	Amount	Purpose
Yeovil Music Centre	£800	Towards various music projects
The Young Musical Theatre Group	£500	Towards general setting-up costs
Breatheability	£1,000	Towards the costs of insurance and the hire of premises for meetings

PUBLIC COMMENT

There were no comments from members of the public.

7/401 **MINUTES**

The Minutes of the previous meeting held on 3 November 2009, copies of which had been circulated, were confirmed as a correct record and signed by the Mayor.

7/402 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey, John Cruddas, Dave Gooding and Ruth Kendall.

7/403 **DECLARATIONS OF INTEREST**

Tony Fife declared a personal and prejudicial interest in Agenda item 12 (Former Goldcroft Allotment Site) by virtue of his association with the bidder.

7/404 **MAYOR AND DEPUTY MAYOR'S RECENT AND FORTHCOMING ENGAGEMENTS AND ANNOUNCEMENTS**

Details of the Mayor and Deputy Mayor's recent and forthcoming engagements and announcements were attached to the Agenda.

The Mayor extended his congratulations, on behalf of the Town Council, to Bridget Dollard who earlier that day had received the MBE award from Her Majesty the Queen for services to the community in Yeovil.

He also thanked everyone who had supported his recent charity ball, which had raised almost £9,000 for his two chosen charities; the Alzheimer's Society (Yeovil, Sherborne and District Branch) and Leukaemia Research (Yeovil Branch).

7/405 **CORRESPONDENCE**

The Town Clerk reported receipt of the following items of correspondence:-

- South Somerset News – Winter 2009
- Somerset's Community Safety Newsletter – Autumn 2009

7/406 **TRANSPORT PRIORITIES**

Council considered the report of the Town Clerk (Agenda item 6 refers).

During the ensuing discussion, reference was made to the need for existing roads and pavements across the Town to be adequately maintained, and for the following key strategies to be implemented:

- Eastern Corridor Study Improvements
- Western Corridor Study Improvements
- Lyde Road/Mudford Road Junction Improvement
- Combe Street Lane/Mudford Road Junction Improvement

Attention was also drawn to the need for an adequate ongoing dropped kerb budget to be reinstated to ensure that a rolling programme of identified wheelchair access improvements could be carried out in Yeovil.

RESOLVED

- (1) that the matter be noted; and
- (2) that the above-outlined transport priorities be drawn to the Highway Authority in response to the consultation process.

7/407 **MONMOUTH HALL CHARGES**

Council considered the report of the Town Clerk (Agenda item 7 refers).

RESOLVED

that the proposed charges for the use of Monmouth Hall with effect from 1 April 2010 be approved and adopted.

7/408 ESTIMATES 2010/11

The Chairman of the Policy, Resources and Finance Committee indicated that in preparing this year's estimates, the opportunity had again been taken to review the way the Council financed its expenditure - using a combination of income and the precept. The proposals put forward by the Policy, Resources and Finance Committee allowed the Town Council to achieve many of its aspirations whilst keeping the level of Council Tax down to a reasonable level for a Town the size of Yeovil.

He explained that these proposals included the adoption of a financial strategy aimed at ensuring that the Council achieved a sustainable balanced budget whilst, at the same time, maintaining flexible ways of responding to future requests for unforeseen and inescapable expenditure.

As part of this strategy, all Committees had been asked to keep their expenditure within suggested maximum limits – with any proposed increases beyond those suggested being matched by reductions elsewhere in their respective budgets. He was pleased to report that all Committees had followed this suggestion and he was grateful for their support.

The strategy had also identified the benefits of Committees continuing to pool their contingency funds and bidding for the use of these funds as the necessity arose. This approach was consistent with the way in which unspent revenue balances were dealt with and it ensured that all Committees had the same opportunity to bid for additional expenditure next year. Again, he was pleased to report that all Committees had accepted this proposal.

Put simply, the strategy that had been adopted made sure that the Council planned not only for next year's expenditure, but also for the years to come. He added that the proposals before the meeting set the foundation for future budgets.

The Chairman indicated that the draft committee estimates put forward by the Policy, Resources and Finance Committee totalled £773,475 excluding the contribution made each year to the Cemetery deficit. He explained that this equated to a cost of 51p per week for each resident.

He pointed out that, bearing in mind the impact on the budget of items over which the Town Council and all other local authorities had no control - such as inflation, which was currently running at 1.5% and expected to rise to at least 2% over the coming year, fluctuations in interest rates (which affected the income that the Town Council received from its investments) and the anticipated national staff pay award - this was an extremely reasonable budget.

He then drew attention to some important initiatives, which it was proposed be funded by the Town Council in 2010/11. Mindful of the need to develop the range of services that the Town Council delivered to the people of Yeovil

Town, these included a new allocation of £20,000 in the budget towards new initiatives. All the service committees would be invited to put forward bids for the use of this new fund next month, and the Town Council would decide how this new fund would be spent.

Turning to the Capital Fund, the Chairman reported that at the moment, this stood at £177,074 with commitments totalling £171,478 which meant an unallocated balance of £5,596.

He explained that the fund would be boosted by the capital receipt arising from the sale of the former Goldcroft Allotment Site, which the Council had agreed would be sold and would include much needed affordable housing. The highest offer for the land had been accepted, and it was hoped that the sale would be concluded in the near future.

He added that the disposal of this land would help meet the costs of the Town Council contributing to future capital projects, including the planned upgrade and enhancement of the play area at Monks Dale Recreation Ground.

Taking into account agreed and pledged funding partner contributions, the total cost of this scheme was £41,170. However, through negotiations and discussion with funding partners, the overall cost to the Town Council would be £15,000 – just over 36%.

The Chairman indicated that other capital schemes which would be undertaken next year included the redevelopment of Milford Community Hall and the upgrade of the play area at Yew Tree Park.

The cost of the Town Council's contribution to both of these schemes had already been built into the base budget thereby ensuring that they could be delivered during the early part of next year.

He emphasised that effective partnership working was the key to success and that by working closely with the Town Council's funding partners, external funding of over £735,000 had been secured in the past two years for the benefit of tens of thousands of local residents and visitors to the Town.

In the event that the sale of the Goldcroft land was delayed, the Town Council had included within its proposed budget an alternative way of financing the Town Council's share of the Monks Dale project's costs.

In conclusion, the Chairman commended the recommendations of the Policy, Resources and Finance Committee to the Town Council.

Martin Woods referred to recent changes that had taken place regarding the District Council's management structure and the opportunity that this would provide concerning the future delivery of the Yeovil Vision following the imminent expiry of the fixed-term contract of the present director.

He added that the opportunity would also be taken to review the constitution and role of the existing Project Management Board, the Galaxy Group, the Delivery Plan and the Memorandum of Understanding between all the partners – to ensure that they continued to meet the objectives of the initiative.

Martin indicated that he would be happy to report back to the Town Council early in the New Year to discuss the planned review and to seek the Town Council's views on the proposals that emerged.

During the ensuing discussion, Members considered the merits of the proposals put forward by the Policy, Resources and Finance Committee and expressed their support for the planned review of the Yeovil Vision initiative, it being noted that any funding allocated by the Town Council in 2010/11 would be provisional and subject to confirmation following the outcome of the review process.

Members expressed their support for the Yeovil Vision concept, which it was felt played an important role in helping to secure external funding towards the future improvement of the Town on a sustainable and effective basis.

Reference was also made to the annual contribution towards the Yeovil Town Centre Partnership, and the need for the Town Centre Manager to report to the Town Council twice-yearly on the Partnership's achievements and planned programme of activities.

In response to a query, the Town Clerk drew attention to a breakdown of the Open Spaces budget expenditure that he had provided at the previous week's meeting of the Policy, Resources and Finance Committee, at which he had undertaken to discuss with the Streetscene Manager ways by which the financial reporting of this and related expenditure could be improved in future to assist with financial monitoring and review.

RESOLVED

- (1) that the 2010/11 draft revenue estimates (including 6% for contingencies) for the various Committees of the Council, summarised below and attached as spreadsheets to these Minutes be approved and adopted:

Committee	Revenue Estimate
Planning and Licensing Committee	£2,629
Grounds and General Maintenance Committee	£255,150
Promotions and Activities Committee	£81,690
Buildings and Civic Matters Committee	£91,690
Policy, Resources and Finance Committee	£342,316
TOTAL	£773,475

- (2) that the sum of £773,475 be agreed as the Town Council's precept for 2010/11, subject to the addition of the Town Council's share of the deficit in respect of the operation of Yeovil Cemetery for that financial year;
- (3) that the planned review of the Yeovil Vision initiative be noted, and arrangements be made for the Assistant Director (Communities) SSDC to submit a detailed report to the Town Council in early 2010 – as part of the review – seeking the Town Council's views on the proposals;

- (4) that further consideration be given to the allocation of the £10,000 *provisionally* included in the 2010/11 budget towards the initiative following this review; and
- (5) that the allocation of the new initiatives budget of £20,000 be considered and determined during the course of 2010.

7/409 **FLOOD AWARENESS WORKSHOPS**

Council considered the report of the Town Clerk (Agenda item 9 refers).

RESOLVED

- (1) that the matter be noted; and
- (2) that Clive Davis be appointed to attend the forthcoming workshop on 20 January 2010, and any other interested member wishing to attend be requested to contact the Town Clerk to reserve a place.

7/410 **REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND OTHER MEETINGS**

The Chairmen of the various Committees of the Council presented the Minutes from the previous cycle of meetings, drawing attention to specific references to Council, any matters of particular interest and answering any questions.

Planning and Licensing Committee

26 October 2009
9 November 2009

Grounds and General Maintenance Committee

2 November 2009

Promotions and Activities Committee

10 November 2009

Buildings and Civic Matters Committee

17 November 2009

Policy, Resources and Finance Committee

24 November 2009

7/411 **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

The Minutes of the following meetings of Outside Bodies were attached to the Agenda and Members were given an opportunity to raise matters relating to them:

Yeovil Twinning Association

10 September 2009

7/412 **PUBLIC COMMENT**

There were no comments from members of the public.

7/413 **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED

that the press and public be excluded from the remainder of the meeting in accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

7/414 **FORMER GOLDCROFT ALLOTMENT SITE**

(Tony Fife, having declared a personal and prejudicial interest in the following item, left the meeting during its consideration and took no part in the discussion and voting thereon).

The Committee considered the confidential report of the Town Clerk (Agenda item 12 refers).

The Town Clerk drew attention to recent further developments that had taken place concerning the proposed disposal of the above land, and circulated copy correspondence received from the highest bidder.

RESOLVED

- (1) that the further recent developments in this matter be noted; and
- (2) that disposal of the land to the highest bidder be permitted to proceed.

(Ian Martin and Pat Martin requested that their vote against the passing of Resolution (2) be recorded).

7/415 **MAYOR'S CHRISTMAS MESSAGE**

The Mayor took the opportunity to wish all Members and Officers the compliments of the season.

Mayor

AT
02/12/2009

YEOVIL TOWN COUNCIL - ESTIMATES

GROUNDS AND GENERAL MAINTENANCE COMMITTEE											
		<u>YEAR 2008/09</u>				<u>YEAR 2009/10</u>				<u>YEAR 2010/11</u>	
NOTES	Item	Allocated	Spent	Allocated	1/2 year spent 30.09.09	Full year estimated spend to 31.03.10	Estimated		Estimated required	To be allocated	
							over spent	under spent			
INCOME 2009/10	Materials and equipment	2,270	2,169	2,380	829	2,000		380	2,040	2,040	
1/2 Year to 30/09/09	Water Mains Refurbishment/Repairs	1,600	0	1,680	0	1,680			1,720	1,720	
	Water charges	1,780	1,541	1,870	206	1,870			1,910	1,910	
Lease	800 Allotment Maintenance (SSDC)	6,700	5,088	7,000	4,384	7,000			7,140	7,140	
Taps & Keys	23 Allotment Maintenance (Tenants)	3,300	3,034	3,000	1,654	3,000			3,060	3,060	
Allotment rents	9782 Allotments - Fence Repairs	1,650	165	1,740	285	1,740			1,780	1,780	
1/2 Year	10605 Milford Hall - Materials and equipment	1,030	1,423	1,080	749	910		170	1,100	1,100	
	Leases	250	300	250	0	300	50		300	300	
	Goar Knap - Building	1,236	1,134	1,300	636	1,300			1,330	1,330	
ESTIMATED INCOME	Newsletter	150	75	160	0	160			160	160	
2009/10	Best Kept Allotments Competition	360	204	380	104	200		180	210	210	
Taps & keys	45 Labour	17,000	16,145	18,375	7,995	16,000		2,375	17,000	17,000	
Rent	9782 Vehicle	3,200	3,202	3,360	1,718	7,350	3,990		900	900	
Lease	1600 Protective clothing	150	130	160	87	160			160	160	
Est 2008/09	11427 Dog Bins	640	0	500	74	500			510	510	
	Open spaces:										
	Open Spaces	163,109	163,109	168,000	78,450	168,000			171,360	171,360	
	Enhancements	0	0	0	0	0			3,000	3,000	
ESTIMATED INCOME	Milford Park (including services)	19,130	7,760	19,130	0	15,000		4,130	19,520	19,520	
2010/11	Play and Landscape Officer	10,500	10,500	10,500	0	10,500			10,710	10,710	
	Holiday Playscheme contribution	5,000	5,000	7,765	0	7,765			8,210	8,210	
Taps & Keys	45 Door Step Green	500	212	300	180	300			310	310	
Rents	9782 Yew Tree Park - Gate Opening	1,340	1,086	1,340	595	1,340			1,370	1,370	
Lease	1600 Flagship Play Area - Maintenance	0	0	1,500	0	1,500			1,530	1,530	
Est 2009/10	11427										
	Total expenditure	240,895	222,277	251,770	97,946	248,575	4,040	7,235	255,330	255,330	
Notes:								Estimated underspend (-)		-3,195	
										252,135	
1	Budget prepared on a year on year basis, with adjustments made for previous year's accruals							Estimated 2010/11 income		11,427	
2	Water mains refurbishment/repairs budget allocated to meet planned programme of phased improvements									240,708	
3	Income of £1,600 pa receivable from lease of land at Higher Ryalls							+ contingencies @ 6%		14,442	
4	Enhancements expenditure of £12,000 pa capitalised in 2006/07									255,150	
5	Open Spaces budget includes contribution of £28,200 towards maintenance of Yeovil Country Park and £10,510 towards play area repairs/enhancements										

YEOVIL TOWN COUNCIL - ESTIMATES

PROMOTIONS AND ACTIVITIES COMMITTEE

		YEAR 2008/09		YEAR 2009/10		YEAR 2010/11					
NOTES	Item	Allocated	Spent	Allocated	1/2 year	Full year	Estimated		Estimated required	To be allocated	
					spent	estimated	over	under			
						30.09.09	spend to 31.03.10	spent	spent		
INCOME 2009/10	Town Centre Partnership	19,570	19,568	19,570	9,784	19,570				19,960	19,960
1/2 Year to 30/09/09	Christmas Lights	18,000	35,485	19,000	34	19,000				19,380	19,380
Festive Lights	Yeovil in Bloom	34,205	34,206	35,230	17,619	35,230				35,940	35,940
SSSDC	11,000 Town Crier	850	767	875	0	875				890	890
Traders	0 Yeovil Open Town Crier Competition	1,650	1,384	1,740	1,673	1,740				1,770	1,770
Sponsorship	500 Customised souvenirs	300	175	500	0	500				510	510
Souvenirs	0 Town Guide/promotional publications	600	150	600	0	300		300		310	310
	11,500 Town Centre Environmental Improvements	10,000	10,000	8,000	0	8,000				8,000	8,000
	Christmas Lights Competition	60	0	60	0	60				30	30
ESTIMATED INCOME	Yeovil Flower and Gardeners' Market	3,100	2,514	3,800	3,613	3,613		187		3,700	3,700
2009/10	Yeovil Country Park Fayre	700	184	0	0	0				0	0
Festive Lights	South West in Bloom Presentations	0	0	495	608	608	113			0	0
SSSDC	11,000										
Traders	1,000										
Sponsorship	1,000										
Souvenirs	50										
	13,050										
Estimated Income											
2010/11											
Festive Lights											
SSSDC	11,000										
Traders	1,000										
Sponsorship	1,000										
Souvenirs	50										
	13,050										
	Total Expenditure	89,035	104,433	89,870	33,331	89,496	113	487		90,490	90,490
Notes:									Estimated underspend (-)		-374
											90,116
1	Christmas Lighting - Expenditure in 2009/10 offset by anticipated contribution from SSSDC								Estimated 2010/11 income		13,050
2	Town Centre Environmental Improvements budget previously used to help meet costs of Middle Street and Princes Street Enhancement Schemes										77,066
									+ contingencies @ 6%		4,624
3	Yeovil Town Centre Flower and Gardeners' Market - maximum guarantee against loss (offset by income from stalls and sponsorship)										81,690
4	South West in Bloom Presentations - costs of PA and transport provision										

YEovil TOWN COUNCIL - ESTIMATES

BUILDINGS AND CIVIC MATTERS COMMITTEE											
NOTES	Item	YEAR 2008/09		YEAR 2009/10			Estimated		YEAR 2010/11		
		Allocated	Spent	Allocated	1/2 year spent 30.09.09	Full year estimated spend to 31.03.10	over spent	under spent	Estimated required	To be allocated	
INCOME 2009/10	Yeovil Town Band - Sponsorship	4,000	4,000	3,500	3,500	3,500				3,500	3,500
1/2 Year 30/09/09	Litter bins	960	244	600	0	600				610	610
Monmouth Hall 2,963	Monmouth Hall	20,600	18,818	21,630	11,950	20,000		1,630		17,000	17,000
SCC deleg functions 0	Town House (excluding services)	4,920	5,001	5,170	2,485	5,170				5,270	5,270
Library 0	Town House - business rates	8,000	7,970	8,400	5,018	8,400				9,200	9,200
	Town House - water charges	230	209	250	138	280	30			290	290
1/2 year 2,963	Town House - electricity	1,240	1,782	1,700	454	1,800	100			1,840	1,840
	Town House - gas	1,030	1,453	1,365	830	1,600	235			1,630	1,630
	Town House - repairs and maintenance	2,350	9,586	3,000	1,731	3,000				5,060	5,060
	Civic Items (Town Twinning)	570	6	400	39	200		200		210	210
ESTIMATED INCOME 2009/10	Sports Development Officer (SSDC)	2,000	2,000	2,000	0	2,000				2,000	2,000
	War memorials	260	2,975	280	0	280				290	290
Monmouth Hall 4,700	Public noticeboards	260	312	280	0	280				290	290
SCC deleg functions 4,000	Community safety	5,290	2,761	4,290	112	4,290				4,380	4,380
Library 3,000	CCTV	22,350	22,350	26,750	0	26,750				30,000	30,000
	Millennium Clock	490	577	600	340	340		260		250	250
Yr to 31/03/10 11,700	Transport support	5,300	68	4,000	0	4,000				4,080	4,080
	Public toilets	0	0	18,000	2,289	14,000		4,000		18,360	18,360
ESTIMATED INCOME 2010/11											
Monmouth Hall 4,935											
SCC deleg functions 4,000											
Library 3,100											
Est. 2010/11 12,035											
	Total expenditure	79,850	80,112	102,215	28,886	96,490	365	6,090		104,260	104,260
Notes								Estimated underspend (-)			-5,725
											98,535
1	Transport Support budget to meet cost of contributions towards new bus shelters and related matters							Estimated 2010/11 income			12,035
2	Public toilets budget to meet ongoing costs of servicing and maintaining replacement public toilets in Peter Street Car Park										86,500
3	£5,232 carried forward from 2008/09 Transport Support Budget							+ contingencies @ 6%			5,190
											91,690

YEOVIL TOWN COUNCIL - ESTIMATES

POLICY RESOURCES AND FINANCE COMMITTEE

NOTES	Item	YEAR 2008/09		YEAR 2009/10					YEAR 2010/11	
		Allocated	Spent	Allocated	1/2 year	Full year	Estimated		Estimated required	To be allocated
					spent	estimated	over	under		
					30.09.09	31.03.10	spent	spent		
Income	Grants	25,000	18,532	20,000	7,975	20,000			20,000	20,000
2008/09	Insurance	8,500	8,970	8,925	8,165	8,165		760	8,300	8,300
	Telephone	2,000	2,100	2,100	918	2,100			2,150	2,150
Investment Int	Postage	4,000	3,984	4,200	1,800	4,200			4,290	4,290
	Stationery/supplies	5,150	4,870	5,400	2,460	5,000		400	5,100	5,100
	Furniture, office equipment & servicing	7,500	4,283	5,825	1,777	4,600		1,225	4,700	4,700
Income 2009/10	Advertising	650	1,020	680	2,241	2,500	1,820		700	700
1/2 Year to 30/09/09	Audit fees	3,500	3,709	3,675	581	3,675			3,750	3,750
	Prof. fees/subs	5,150	5,359	5,000	3,235	5,000			5,100	5,100
Investment Int	Books/periodicals	400	128	400	56	200		200	200	200
	Salaries	159,000	169,150	168,000	85,175	167,000		1,000	170,340	170,340
	Mayoral allowance	7,830	7,830	8,220	8,220	8,220			8,380	8,380
	Courses/conferences	5,150	4,490	5,400	1,590	5,400			5,510	5,510
	Costs of Democracy	20,000	23,000	25,200	11,500	24,300		900	24,790	24,790
Estimated Income	Regalia	1,550	391	630	0	630			650	650
2009/10	Youth Council	1,160	899	1,220	0	1,220			1,250	1,250
	Best Value	5,820	2,060	3,000	1,890	2,500		500	2,550	2,550
Investment Int	Fixed Asset Valuation	540	0	0	0	0			0	0
	NVQ Trainee Administrator	4,150	1,670	4,360	1,774	4,360			5,200	5,200
	Police Community Support Officers	5,200	0	0	0	0			0	0
Estimated Income	Franking Machine	430	543	450	354	500	50		510	510
2010/11	PC Support	8,000	7,156	7,000	3,108	7,000			7,140	7,140
	Delivery of Yeovil Vision	0	0	20,000	20,000	20,000			10,000	10,000
Investment Int	Yeovil Shopmobility	5,000	5,000	5,000	5,000	5,000			5,100	5,100
	PWLB Loan Repayments	10,150	0	32,211	0	15,352		16,859	30,704	30,704
	New Initiatives Fund	0	0	0	0	0			20,000	20,000
	Contingencies	39,088	37,502	43,180	14,741	43,180				
	Total Expenditure	334,918	312,646	380,076	182,560	360,102	1,870	21,844	346,414	346,414
Notes:									Estimated underspend (-)	-19,974
										326,440
1	Investment income set to reflect anticipated interest rates								Estimated 2010/11 income	3,500
2	Capital Fund commitments set out elsewhere on the agenda									322,940
3	PC Support budget extended to include Members' PC support and internal/external broadband connections								+ contingencies @ 6%	19,376
4	Costs of Democracy budget set to reflect anticipated Members' allowances									342,316
5	Salaries budget adjusted to meet anticipated national pay awards, Employer's pension contributions and previously agreed increments									
6	Regalia budget to meet rolling programme of civic robe refurbishment									
7	Contribution towards Yeovil Vision budget excluded following SSDC decision to deliver the service in-house									
8	£5,468 carried forward from 2008/09 Grants Budget									
9	PWLB loan repayments reflect estimated costs of servicing £265,000 ten-year loan to meet costs of replacement Town Centre public toilets and contribution towards upgrade of Yew Tree Park Play Area and redevelopment of Milford Hall									