

Freedom of Information Request 007/2025 Donald Pither Memorial Ground Pavilion

I am writing to request information under the Freedom of Information Act 2000. This concerns plans to rebuild the pavilion on the Donald Pither Memorial Ground. In relation to this I would be grateful if you could provide the following information:

- **The total amount of money spent by Castle Cary Town Council on this project to date.** £12,742 has been spent to date (this relates to Architect fees and the planning application submission).

Please note that a grant of £4,200 was received from Somerset Council towards the Architects costs, £35,920 was paid to CCTC by Somerset Council in 2020 relating to the S106 contribution for planning application 13/03593/OUT and £3,393.14 has been raised to through fundraising.

- **The forecasted total cost of the project and the anticipated completion date.** Quotes have not been sought yet so the total cost is not yet known. The completion date is also unknown at the present time but it is hoped that works can start within the next two years.

- **An estimate of the number of staff hours already spent on work relating to this project.** Approximately 50 hours of Town Clerk / Deputy Clerk time has been spent on work relating to the Pavilion project. It should be noted that the bulk of the work has been undertaken by Town Councillors.

- **A copy of the Business Case or equivalent documentation that demonstrates the compelling need for public funds to be allocated to this project.** Public funds will not be spent on this project.

- **Whether consideration has been given to the potential impact of a new entertainment space on other premises in the local area — including both publicly owned and commercial venues. If so, please provide any relevant assessments or documentation.** The primary use of the Pavilion is for sporting activities and will also provide the opportunity for other local sports clubs to use the facility for events that they are unable to host themselves. There is a need for improved facilities to ensure that all genders are accommodated and to enable the Football Club to progress through the league.

- **Details of how the project is expected to be funded. If funding is anticipated from local developments, please list each development and the amount of funding expected from each.** The project will be funded using S106 contributions, grants, donations and fundraising.

S106 contributions are expected as follows:

15/02388/OUT (Land At Station Road Castle Cary) - £59,622
15/02347/OUT (Land OS 1445, Part Torbay Road, Castle Cary) - £112,582
15/00519/OUT (Land OS 4700 East Of Station Road, Castle Cary) - £62,852
19/01840/OUT (Land North Of Ansford Hill Ansford) – £140,000
18/01602/FUL (Former BMI Site, Cumnock Road) - £61,584

- **It is understood Castle Cary Town Council objected to the application to modify the Section 106 Deed Agreement for the Land North of Ansford Hill (Station Green). Please confirm whether any Castle Cary Town Council councillors or staff received assistance or advice from Somerset Council staff in relation to raising this. If so, I would be grateful if you could provide copies of all relevant communications, including emails, letters, or meeting notes, as well as the dates of any meetings or**

conversations relating to this matter. Appendix 1 includes emails between CCTC and Somerset Council Planning and an email from the applicants agent.

Link to minutes of Planning Committee meeting in August 2025.

<https://castle-cary.co.uk/wp-content/uploads/2025/09/Approved-August-25-Minutes.pdf>

APPENDIX 1

Email sent to Jane Fuller – 24/03/2025

Hi Jane

Please could you give me a call ASAP regarding the variation to the S106 agreement for the development at Ansford Hill that you are dealing with.

My number is 07780 635013

Regards

Lisa

Email received from Jane Fuller – 25/03/2025

Dear Lisa,

Thanks for your email. I just tried ringing your number below – do you want to call me?

I've had a chat with Charlotte Fry today as she mentioned she had spoken to you.

I've checked and noticed that Castle Cary were not consulted on this DPO application as the adjoining parish. My apologies for this, I will ask you to be added on a formal consultee and then you can submit a comment to the application.

Please be aware that no decisions have been made on the variation application and it is still in the process of being allocated to a solicitor so your feedback would be welcomed at this time.

Happy to discuss it over the phone.

Kind regards,

Jane Fuller
Principal Planning Officer
Strategic Sites Team - Development Management
Somerset Council

Email from Jane Fuller – 13/05/2025

Dear Lisa,

By way of an update in relation to the deed of variation application ([25/00275/DPO](#)), I just wanted to let you know as a courtesy that following further consultation and internal consideration, we will not be accepting the element of the variation that seeks to modify where the changing room contribution is spent. We don't consider there is sufficient justification for this change when the contribution is currently still able to serve its original purpose and the Donald Pither improvement project is live and ongoing. I have made the applicant aware of this today and will be issuing them a letter in due course setting this out. I will also make Ansford Parish Council aware of the position.

In terms of next steps, we will continue to work with the solicitors to make the other proposed amendments to the S106 which are considered generally acceptable, subject to agreement over detailed wording and so forth.

Do let me know if you have any further queries.

Kind regards,

Jane Fuller
Principal Planning Officer
Strategic Sites Team - Development Management
Somerset Council

Email received from Ian Roach – 16/07/2025

Good afternoon,

I write on behalf of my client Wyke Farms Limited in relation to their application [25/00275](#)/DPO submitted to Somerset Council to vary the Section 106 Agreement relating to the land north of Ansford Hill which has outline planning permission for 200 homes - the proposed development now to be known as "Station Green".

It is specifically about the Changing Rooms Contribution element of the application that I am writing to you today. I apologise to Castle Cary Town Council and the clubs that use the Donald Pither Memorial Ground for submitting an application which would have withdrawn the opportunity for the Changing Rooms Contribution to go towards the project at the Donald Pither Memorial Ground. I also apologise to Ansford Parish Council for having intimated that the Changing Room Contribution should instead be entirely redirected to a project in Ansford Parish (within which the Station Green site is located) when I could not guarantee that could occur. Various miscommunications behind the scenes were the source of this error in having submitted this element of our application.

I have read your formal consultation responses and my colleagues and I have been liaising with Somerset Council to try to work out an equitable way forward. Within the existing S106 there is a ten-year period in which the Contribution will be available. Somerset Council will shortly formally re-consult you on this, but I wanted to let you know in advance that the proposal is now to have a "cascade" for applying for the funding within that ten-year period as follows:

1. The Contribution would be paid to Castle Cary Town Council if Somerset Council receives a request from Castle Cary Town Council within five years of receipt of the Contribution to be used towards the costs and expenses incurred or to be incurred in connection with the provision of new changing facilities or upgrading of existing facilities at the Donald Pither Memorial Ground;
2. If not, Ansford Parish Council has five years to request the Contribution to be used towards the costs and expenses incurred or to be incurred in connection with the provision of new sports changing facilities in the parish of Ansford.

My client and I want to ensure that the funding is accessible to both parishes and believe this mechanism offers a fair and practical way to achieve that given the circumstances of this case. We fully understand the concerns raised by both parishes and hope that, given how closely interconnected the communities of Castle Cary and Ansford are, with residents regularly using facilities in both areas, you will consider supporting this shared approach to the use of the S106 funding.

It is important to note that Castle Cary retains the first opportunity to draw on the S106 monies, as outlined in the original planning permission.

I hope that you find this proposal an agreeable way forward. If you wish to reply to this email or contact me to discuss, that would be most welcome; or please feel free just to respond to Somerset Council when they formally consult you.

Ian

Ian Roach MRTPI MIEMA CEnv
Director

Email from Jane Fuller – 21/07/2025

Dear Lisa,

As you may be aware, the applicant, Wyke Farms Limited, is now proposing the following modification to the wording of the planning obligation related to the off-site changing rooms contribution. I welcome your further consultation response:

1. The Contribution would be paid to Castle Cary Town Council if Somerset Council receives a request from Castle Cary Town Council within five years of receipt of the Contribution (payable prior to Occupation of 50% of the Dwellings as set out in the original 106) to be used towards the costs and expenses incurred or to be incurred in connection with the provision of new changing facilities or upgrading of existing facilities at the Donald Pither Memorial Ground;
2. If not, Ansford Parish Council has five years to request the Contribution to be used towards the costs and expenses incurred or to be incurred in connection with the provision of new sports changing facilities in the parish of Ansford.

I welcome any further comments within a 21 day period (by the 12th August).

Many thanks,

Kind regards,

Jane Fuller
Principal Planning Officer
Strategic Sites Team - Development Management
Somerset Council