

## Agenda Item 5

For decision – Further improvements to the area around Boyle Cross, Market Place

Authors: Jane Llewellyn, Planning & Development Manager & Cllr Nick Dove

### Summary

This report is to seek approval for revised plans to undertake further improvements to the Boyle Cross area to provide additional planters and seating.

To agree the funding for the proposed scheme to come from the Saxonvale EMR, with delegated authority to the Planning and Development Manager, in consultation with Cllr Dove, to progress the scheme subject to obtaining the relevant approvals.

At the Council meeting on 24 June 2020, Cllrs considered a report for further improvements to the Boyle Cross Area (Phase 3) as there is a desire to see the space used more for selling and consuming food or drink, hosting live music events as well as using the space as it always has been for markets and congregations.

It was agreed at that meeting to: -

1. Approve the principle of further landscape improvements to the Boyle Cross area as described in the report
2. Take option 1 and delegate to the Planning and Development Manager, in consultation with Cllr Dove, to progress the scheme as far as possible within the constraints of the existing project budget for Phase II of the Market Place.
3. Return to Council for further approvals if necessary.

A second report was considered at the Council meeting on 9 September 2020, to consider the proposed scheme from Nicholas Person Associates, it was agreed to: -

1. Agree the design that has been prepared
2. Delegate authority to the Planning & Development Manager to obtain any permissions required from Mendip in its capacity as owner of the site and as the planning authority.
3. Delegate authority to the Planning & Development Manager to investigate sources of funding for the project and work with the RFO to explore the potential of using existing council funds to make up any shortfall
4. Bring a report back to the next Council meeting in November

The design proposals were shared with local businesses and Mendip Council's Conservation Officer. Whilst the layout and design of the scheme was welcomed, concerns were raised about the use of Corten Steel not being an appropriate material in the Market Place and that a powder coating to match the existing street furniture within the Market Place would be preferable. There were also concerns about the cost of providing the proposed design and the amount of seating and planters that could be achieved within the indicative budget of £25k as set out in the Council report of 24 June 2020.

In response to the feedback received it was agreed to approach some other manufacturers to see if it was possible to bring forward a scheme that incorporated more planters and seating with the specifications for the project changed to require the quotations to include powder coated steel structures with the colour to match that of the existing Boyle Cross bollards.

All those approached were given the brief that was set out in the report of 24 June 2020. That any scheme would need to ensure it does not compromise the weekly and monthly markets, events, access to the site and our ability to maintain the fountain and the electricity/water pop ups. Any scheme will need to complement phases 1 and 2 and not impact on pedestrian and vehicular visibility. Ensuring the area is safe for all users including those with restricted mobility and visual impairment is also important.

A total of nine companies were approached, most initially showed enthusiasm for the project but eventually only three came forward with their proposals to undertake the work. Two out of the three have provided quotations to supply and install a total of 9 planters and 5 benches. The original quote through NPA was for Corten steel and included 2 benches and 3 planters, they have confirmed that using power coated steel rather than Corten would increase their price.

In summary and in line with the Council's financial regulations, we now have secured three quotations for the Boyle Cross proposals. Two of them are under £20,000 and for this price they would supply and install nine planters and five benches in power coated steel.

#### Quote 1 – KAM Engineering

To supply and install nine planters and five benches in power coated steel £16,045.00 + VAT  
The quote was accompanied by a detailed layout and design drawings, see at [appendix 1](#).

#### Quote 2 – 20Ten Steel Limited.

To supply and install nine planters and five benches in power coated steel £19,000 + VAT  
No drawings supplied.

#### Quote 3 –

(Original quote from NPA) provided a cost calculator for a range of options, the options agreed upon would have been more than £20k + VAT and delivery and installation.

Based on the above quotes, it is recommended that we proceed with Quote 1 from KAM Engineering, with a 10% contingency sum to account for price increases in materials and any unforeseen issues during installation. Due diligence will be carried out and all necessary consents will be in place in advance of any contracts being issued.

The quote is within the original estimated costs of £25K provided in the original report to Council, including the fee of £3500 already paid from the Saxonvale EMR for the landscaping design concept prepared by NPA.

All three quotes are exclusive of planting costs, the type of planting will be agreed later and can be provided through the Council's existing planting budget or from the contingency amount if not required. Once the planters are filled with a range of perennial plants it would create a permanent attractive space, an enhancement to the existing area and which would

attract both visitors and residents to the town centre. It would become a place for people to sit and take in the beautiful local buildings, encourage them to meet friends and support local businesses.

### Obtain necessary permissions

Mendip District Council are the owners of the Boyle Cross area and have been approached for their permission to proceed with the proposals. They have confirmed that they will not be able to respond until the negotiations regarding the transfer of Boyle Cross to FTC is finalised. Mendip are currently awaiting advice from their legal team before negotiations can continue. The quotation provided by KAM Engineering is flexible in that if there are any elements that Mendip are concerned about the planters/seating can be moved within the site or if necessary certain elements can be removed from the scheme. The revised drawings have also been sent to the Conservation Officer for comment.

Once the final plans have been agreed, the revised drawings will be sent to Mendip and in parallel with this we will need to apply for a Certificate of Lawful Development for a proposed use to establish whether planning permission will be required, although initial indications are that planning permission and listed building consent will not be required.

### Recommendations

1. Agree to proceed with Quote 1 – from KAM Engineering
2. Agree a budget of £17650 (including 10% contingency) from the Saxonvale EMR
3. Delegate to the Planning and Development Manager, in consultation with Cllr Dove, to progress the scheme as far as possible subject to obtaining the necessary approvals
4. Return to Council for further approvals if necessary.