

COMMITTEE: NORTH EAST **REF NO:** NEAC/19/10
DATE: 23 JANUARY 2020
SUBJECT: FUNDING REQUEST: IPSWICH MODEL
ENGINEERING SOCIETY PLANNING
APPLICATION
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HEAD OF SERVICE: MARTYN FULCHER

Short description of report content and the decision requested:

This report requests that the North East Area Committee consider allocating £970.20 to the Ipswich Model Engineering Society to enable it to submit a planning application to modernise its clubhouse.

List of Appendices included in this report:

None

This report has been prepared by Simon Lanning,

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This report was prepared after consultation with:

Internal consultees

External consultees

A Grace, Chair, Ipswich Model Engineering Society

The following policies form a context to this report:

(all relevant policies must also be referred to in the body of the report)

Building a Better Ipswich 2017

LIST OF BACKGROUND PAPERS AS REQUIRED BY LAW

(papers relied on to write the report but which are not published and do not contain exempt information)

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OTHER HELPFUL PAPERS

(papers which the report author considers might be helpful – this might include published material)

1. Introduction

- 1.1 This report requests that the North East Area Committee consider allocating £970.20 to the Ipswich Model Engineering Society to enable it to submit a planning application to modernise its clubhouse.

2. Background

- 2.1 The Ipswich Model Engineering Society was formed in 1945 and has for 74 years enabled Ipswich residents to pursue the hobby. The Clubhouse was built at 547 Foxhall Rd in 1949 and it still provides a meeting place & facilities for the Society.
- 2.2 The Society holds regular meetings, talks and lectures where members can socialise, share ideas and work together to solve problems in the context of model engineering.
- 2.3 The current membership of the Society is 70 people, the highest recorded level that it has been. The Society holds open days which are well supported by the local community, the most recent of which was attended by 200 adults and their children. It holds open days each year as part of Suffolk Day and holds an additional charity open day every other year, most recently for Ipswich Hospital children's ward.
- 2.4 The Society also hires the Clubhouse for 'Children's Railway Parties'. Families and their guests are able to hold their parties and ride the functioning miniature steam railway. The parties are very popular, and there are more requests than available slots. Each year three to four local Brownie and Beaver groups visit the clubhouse for one of their activity trips.



Figure 1 – Miniature steam train with clubhouse in the background.

- 2.5 Copleston Highschool students have visited the Society for an activity to learn how to drive a steam train. This is a term long activity and 25 students attend each week.
- 2.6 The Club estimates that its members give a total of 126 volunteer hours on average each month to support the community use of the venue.
- 2.7 The clubhouse has not been significantly modernised since it was built and requires renovation. The Society has developed plans and saved funds towards building a replacement building on the same site. The total cost of the development is in the region of £200,000 and the Society has saved some capital towards it. The work can be undertaken in phases.

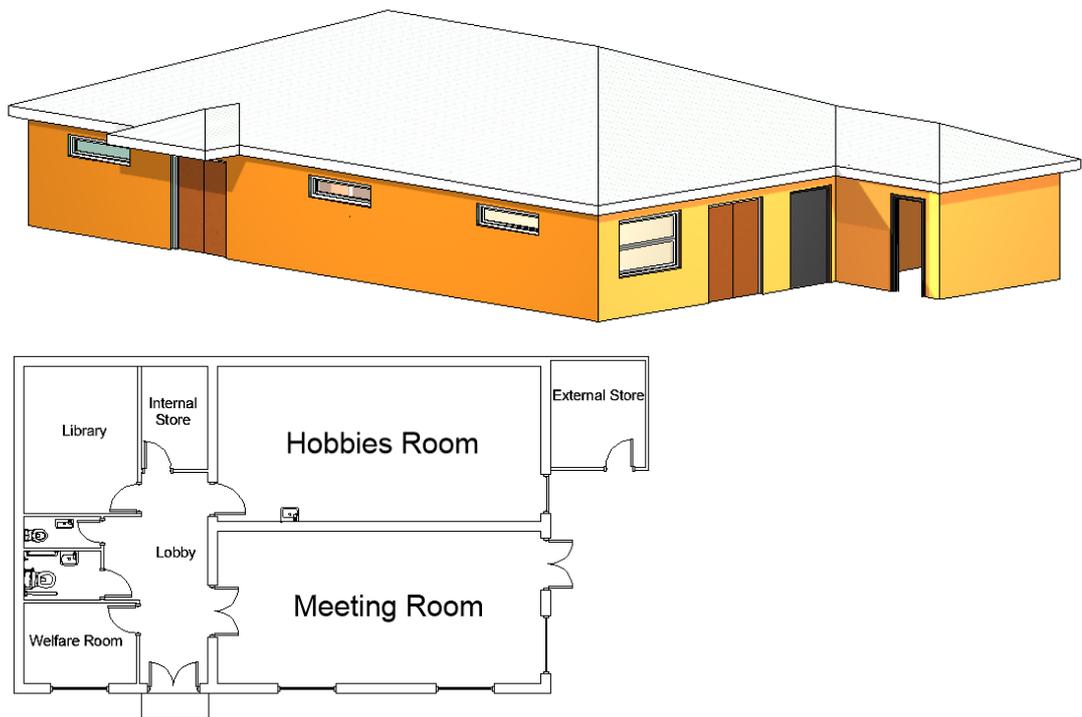


Figure 2 – Proposed room layout and building elevation.

- 2.8 For the Society to be able to access many of the funding sources to which it wishes to apply, it must first gain Planning Permission. The Society has sought the advice of a Planning Officer on the proposal. There is an established use of 547 Foxhall Road for the purpose of operating a model engineering society and the proposed building is similar to the existing structure at the site.
- 2.9 The cost of submitting an application for the proposal is £1,386.
- 2.10 The Society is seeking 70% of the total application cost.
- 2.11 The amount requested of the North East Area Committee budget is **£970.20**.

3. Relevant Policies and Area Action considerations

- 3.1 Building a Better Ipswich 2017 underlying principles:
- **Priority 3: An Enjoyable Place to Live, Work and Study**, which is an Action Plan priority

4. Options Considered / Under Consideration

- 4.1 **Option 1** – Approve allocation of funding of £970.20 to Ipswich Model Engineering Society toward the cost of a planning application for a new Clubhouse building.
- 4.2 **Option 2** – Approve allocation of less than £970.20 as contribution to the same.
- 4.3 **Option 3** – Do not fund.

5. Consultations

- 5.1 The Society's members have been consulted the plans and support remaining at 547 Foxhall Road and modernising the clubhouse.
- 5.2 The pupils from Copleston who attended the first weekly session completed a survey. 75% said that having an accessible building was important or very important.

6. Risk Management

- 6.1 The risks outlined here relate to the Committee providing funding to the Ipswich Model Engineering Society, the risks associated with the application and the development belong to the Society.

Risk Description	Consequence of risk	Risk Controls	Probability of risk occurring taking account of controls (1: almost impossible - 6: very high)	Impact of risk, if it occurred taking account of actions (1: negligible - 4: catastrophic)
Planning permission refused	Development of the Clubhouse cannot progress as planned Development will need to be redesigned and another application made	Consultation with Development Control	2	2

	The Committee's funds will not be well used			
Actions to mitigate risk	The proposal for the new building is similar in scale and purpose to the existing building but of a modern standard and improved layout. It is intended by the Society, that this should minimise the risk that permission would not be granted.			
Society is unable to raise sufficient funds to complete the development	Development of the Clubhouse cannot progress as planned The Committee's funds will not be well used	Society to identify Funds and make applications	3	2
Actions to mitigate risk	If the Society is granted planning permission, it will be eligible for a greater number of funds, thereby reducing the risk.			

7. Environmental Impact Assessment

7.1 There is no environmental impact associated with the submission of a planning application. The environmental impact of the proposal will be fully considered as part of the planning process.

8. Equalities and Diversity Implications

8.1 If funding were granted and the Planning Application made by the Society, there is not expected to be any impact, either positive or negative, directly from the application.

8.2 If the Society is able to deliver the modernisation described in the application there should be a positive impact resulting from improved accessibility to the new building. This would benefit individuals with mobility issues or disability, the elderly and children in pushchairs.

9. Financial Considerations

Item	Cost
Planning Application Cost of submission of a planning application to Ipswich Borough Council.	£1,386.00
Total	£1,386.00

- 9.1 The Society is seeking 70% of the cost of submitting the application, it will meet the remaining £415.80 from its existing funds.
- 9.2 The amount requested of the North East Area Committee is £970.20.
- 9.3 There is budget available to cover this request.

10. Legal Considerations

- 10.1 The Council has the power to make grants to community projects through the Area Committees. The Area Committees have delegated Executive powers and devolved budgets.
- 10.2 Area Committees have the power to award grants in accordance with part 3, section 2 of the Council's Constitution i.e. the Area Committee terms of reference.
- 10.3 The Funding Guidelines criteria of the applicant being a constituted organisation, with named post holders was met by the Companies House registration ([10241363](#)) and articles supplied. Proof of a bank account in the name of the Ipswich Model Engineering Society was also supplied.

11. Performance Monitoring

- 11.1 The Ipswich Model Engineering Society would be required to complete the Area Committee monitoring report as part of the standard funding agreement and may be invited to present to the North East Area Committee after a year.
- 11.2 The monitoring submitted should include confirmation of the application and the outcome of the planning decision.

12. Conclusions

- 12.1 The North East Area Committee is asked to consider allocating funding to Ipswich Model Engineering Society.

13. Recommendation

- 13.1 That the North East Area Committee considers the options for funding set out in section 4 and determines the allocation of funding from the North East Area Committee budget to the Ipswich Model Engineering Society towards the cost of a planning application for a new Clubhouse building.**

Reason: To enable the Ipswich Model Engineering Society to progress its redevelopment for the benefit of its members and visitors.