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Report to: **Development Control and Regulatory Panel**

Date: **22 July 2008**

Report of: **Head of Planning and Building Control Services**

Subject: **Application for S.106 Funding: General Upgrading of Recreational Area to the rear of Nattress Terrace, Trimdon**

Ward: **Wingate Ward**

The Application Site

The area of land that is the subject of this application lies to the rear of Nattress Terrace in Trimdon and forms part of an established recreational area comprising of several facilities including a football pitch, bowling green, cricket ground, general open space and a play area. The recreational site lies in the eastern part of Trimdon occupying quite a central position in relation to surrounding housing estates. The request for funding relates to an area of land surrounding the bowling green.

The Proposed Development

The aim of the proposal is to improve the attractiveness of an existing area recreational space for use by both local residents and visitors to the area. This will be achieved through the installation of street lighting, CCTV cameras, a planting scheme and visitor notice boards.

Site History

Trimdon Foundry Parish Council is aiming to encourage increased use of the facilities by enhancing a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the area surrounding the bowling green complements a wider scheme to upgrade other sections of the open space in that area.

Planning Policy

The Section 106 funding has been acquired through compliance with Policy 66 of the District of Easington Local Plan, which requires provision of children's play space on housing developments of ten or more dwellings, or a financial contribution as an alternative.

Consultations and Publicity

Not Applicable

Planning Consideration and Assessment

Background

Planning approval has been granted recently for one large housing development scheme within Trimdon in which the developer has opted for providing a cash sum

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through a legal agreement made under Section 106 of the Town and Country Planning Act 1990 instead of providing a recreational facility within the development. The aim of this arrangement is to fund the provision or enhancement of other recreational facilities within the area.

At present the Council has received £35,000 from the developer, which is the current amount of funding secured for the Trimdon area.

The Proposal

As part of the general upgrading of this area of open space, Trimdon Foundry Parish Council feel it is important to promote and enhance this section of the site given that it is currently underused. This would fall in line with a wider initiative to improve the general environmental appearance of the site

The budgets for these works are given as;

Street Lighting	£	4,982.00
Street Furniture and planting	£	7,387.68
CCTV	£	4,875.00
TOTAL FOR ALL WORKS	£	17,244.68

A request has been received from Trimdon Foundry Parish Council for the sum which is outlined above to be met from the Section 106 monies currently held for their use.

Each Agreement is individual to the site and specifies the type and the location of development which would be suitable under its terms. As highlighted the District of Easington is in receipt of all of the Section 106 monies secured for the Trimdon area. The current proposal is considered to accord with the terms as laid out in the Agreement.

The request for funding falls short of the £35,000 that is currently available for the Trimdon area. It is anticipated that another request will be submitted to utilise the remaining sum to carry out further environmental improvements to the village once more consultations have been carried out to ascertain the priorities of local residents.

Conclusion

It is considered that the upgrading works at the recreational area will result in an important and valuable asset for local residents and visitors to the area. It is further considered that the proposal is in accordance with the specific requirements for the release of Section 106 monies, which are identified as being made to help towards the cost of the enhancement of a recreational facility within Trimdon. Accordingly the request for funding to help ongoing works in this area is considered reasonable and should be supported.

Recommendation

That the Panel agrees to the release of the sum of £17,244.68 from the Section 106 Agreement monies to fund the enhancement of the recreational area to the rear of Nattress Terrace, Trimdon.

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Background Papers

The following background papers have been used in the compilation of this report.

Section 106 Register

Letters from Trimdon Foundry Parish Council including plans of the proposed development

District of Easington Local Plan