

Item no.

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: Upgrading of Children's Play Area at the Village Green, Easington Village**

Ward: **Easington Village and South Hetton Ward**

The Application Site

The Village Green at Easington is the area of land that is the subject of this funding request. Due to its location the Green occupies quite a central position in relation to surrounding housing estates and existing transport networks. The open space is roughly rectangular in shape and currently benefits from existing play equipment although this is in quite a run down state.

The Proposed Development

The aim of the proposal is to provide an attractive play space for use by both local residents and visitors to the area. This will be achieved through the installation of several new pieces of play equipment to replace the older equipment currently on the site.

Site History

Easington Village Parish Council is aiming to encourage increased use of the Village Green by creating a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the children's play facilities at the Village Green site complements a wider scheme to upgrade other sections of the open space in that area. It is expected that a further funding request will be received shortly to provide additional planting and street furniture within the locality.

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 two housing development schemes within Easington Village in which the developers have opted to provide cash sums

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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 £21,500 from developers which is the current amount of funds secured for the Easington area. The Parish Council on this occasion request to utilise the funds from the King's Head development which stand at £11,500 leaving the sum of £9,000 from the Essyn House development remaining.

The Proposal

As part of the general upgrading of this area of open space, Easington Village Parish Council feel it is important to promote and enhance the children's play park currently at the site. This would fall in line with a wider initiative to improve the general environmental appearance of the site and to improve the quality at this particular area of recreational space which is central to the Village.

The budgets for these works are given as;

Remove existing equipment	£	2024.00
Landscaping	£	1196.00
New play equipment	£	21,717.00
TOTAL FOR ALL WORKS	£	24,937.00
Less discount	£	2,119.65
Carriage	£	752.64
Final Total (excl. vat)	£	23,570.00
Funding from the Parish Council	£	12,070.00
Shortfall	£	11,500.00

A request has been received from Easington Village Parish Council for the shortfall in their budget 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 Easington Village. The current proposal is considered to accord with the terms as laid out in the Agreement.

Conclusion

It is considered that the upgrading works at the Children's Play 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 Easington Village.

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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 £11,500 from the Section 106 Agreement monies to fund the enhancement of the Children's Play Area Improvements at the Village Green, Easington Village.

Background Papers

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

Section 106 Register

Letters from Easington Village Parish Council including plans of the proposed development

District of Easington Local Plan