

Item no.

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

Date: **23 September 2008**

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

Subject: **Application for S.106 Funding: Upgrading of Two Children's Play Areas at the Welfare Ground, Easington Colliery**

Ward: **Easington Colliery Ward**

The Application Site

The areas of land that are the subject of this application lie to the rear of Briardene Way in Easington Colliery and form part of an established recreational area comprising of several facilities including a football pitch, bowling green, cricket ground, general open space and two play areas. The Welfare Ground lies in the southern part of Easington Colliery occupying quite a central position in relation to surrounding housing estates. The request for funding relates to two established play areas to the south of the bowling green and to the north of Welfare Cottage. Both benefit from existing equipment although this is in quite a run down state. Some equipment will remain and that not fit for purpose will be replaced.

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 sites.

Site History

Easington Colliery 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 enhance the children's play areas at the Welfare Park will complement a similar scheme recently approved on the Village Green to the benefit of play space provision within the Easington area as a whole.

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

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Background

Planning approval has been granted recently for two large housing development schemes within Easington Colliery in which the developers opted for providing cash sums through a legal agreement made under Section 106 of the Town and Country Planning Act 1990 instead of providing a recreational facility within their 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 £36,000 from the developers, which is the current amount of funding secured for the Easington Colliery area.

The Proposal

Easington Colliery Parish Council feel it is important to promote and enhance the current facilities at the Welfare Park given that the existing play areas are currently quite run down in nature.

The budgets for these works are given as;

Capitol Works	£	82,578.34
GED fees for works stages A to B	£	-
GED fees for works stages C to D	£	3,047.14
GED fees for works stages E to L	£	7,110.00
Travel and Disbursements	£	220.00
SUBTOTAL FOR WORKS	£	92,955.48
CDM Co-ordinators Fee	£	800.00
Safety Inspection of Equipment	£	200.00
TOTAL FOR ALL WORKS	£	93,955.48 (ex.vat)
Funding secured from other sources (BIG Lottery Funding and Parish's own funds)	£	57,955.48
Shortfall	£	36,000

A request has been received from Easington Colliery 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 Easington Colliery area. The current proposal is considered to accord with the terms as laid out in the Agreement.

The request for funding will utilise all of the £36,000 that is currently available for the Easington Colliery area.

Conclusion

It is considered that the upgrading works at the Welfare Park will result in an important and valuable asset for local residents and visitors to the area. It is further

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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 existing play areas. Accordingly the request for funding to help finance upgrading works in this area is considered reasonable and should be supported.

Recommendation

That the Panel agrees to the release of the sum of £36,000 from the Section 106 Agreement monies to fund the Upgrading of Two Children's Play Areas at the Welfare Ground, Easington Colliery

Background Papers

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

Section 106 Register

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

District of Easington Local Plan