

Item no.

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

Date: **25 November 2008**

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

Subject: **Application for S.106 Funding: Upgrading of Castle Eden Village Hall, Castle Eden**

Ward: **Hutton Henry Ward**

The Application Site

The Village Hall lies off the C22 road and is situated opposite the Castle Eden Inn. Due to its location the Hall occupies quite a central position in relation to surrounding housing areas. The Village Hall is an important community facility which can be utilised by numerous different societies and people. Currently certain parts of the Hall are run down and are in need of some modernisation.

The Proposed Development

The aim of the proposal is to improve the existing kitchen facilities at the Village Hall as currently they are quite run down. Several groups including the Toddler Group, The Women's Institute, The Church and The Brownies need to use the facilities and it is felt that their enjoyment of the Hall could be greatly improved through the installation of a new kitchen. This would also open up the possibility for further functions and events to be held at the Hall to the benefit of the whole community.

Site History

Castle Eden Parish Council is aiming to encourage increased use of the Village Hall by creating a substantial community asset that will improve leisure provision in the area. This particular phase of improvements to the Village Hall is anticipated to be only the first of further requests from other groups and societies to help improve the facilities on offer.

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

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Planning Consideration and Assessment

Background

Planning permission was originally granted for a residential development in Castle Eden that included an equipped play area. Following representations from the residents planning permission was subsequently granted for the omission of the play area, with the developer offering the sum of £45,000 as compensation for this. The funding was secured through a legal agreement made under Section 106 of the Town and Country Planning Act 1990. The aim of this arrangement was to fund the enhancement/provision of recreational community/leisure facilities within Castle Eden.

At present the Council has received £45,000 from the developer which is the current amount of funds secured for the Castle Eden Area. The Parish Council on this occasion request to utilise only a small proportion of the available funds with the expectation that further requests from the Toddler Group and Judo Club amongst others will be submitted shortly.

The Proposal

As part of the general upgrading of the Village Hall, Castle Eden Parish Council feel it is important to enhance the kitchen facilities on site to promote a wider use of the centre. This would fall in line with a wider initiative to improve the overall level of services that are offered at the Hall which is central to the Village.

The budgets for these works are given as;

Installation of all units including worktops, cornice, pelmet and plinth	£	4,087.00
Supply and fit no slip flooring	£	795.00
Final Total (inc. vat)	£	5,377.00

A request has been received from Castle Eden Parish Council for the above sum to cover the entire cost of the kitchen refurbishment project 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 Castle Eden. The current proposal is considered to accord with the terms as laid out in the Agreement.

Conclusion

It is considered that the upgrading works to the Village Hall kitchen will encourage greater usage of an important community facility. 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/provision of recreational community/leisure facilities within Castle Eden. Accordingly the request for funding to help improve community facilities within Castle Eden is considered reasonable and should be supported.

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Recommendation

That the Panel agrees to the release of the sum of £5,377 from the Section 106 Agreement monies to fund the upgrading of the kitchen facilities at Castle Eden Village Hall.

Background Papers

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

Section 106 Register
Letters from Castle Eden Parish Council
Letters from Castle Eden Village Hall
District of Easington Local Plan