

# 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: General Community and Environmental Improvements at various locations, Easington Village**

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

## **The Application Site**

The environmental and community improvements are proposed at different locations within Easington Village. The main focus of the works will surround the Village Green and will complement the recently approved and constructed children's play space.

## **The Proposed Development**

The aim of the proposal is to enhance the appearance of Easington focusing particularly on the area around the Village Green. This will be achieved through several small schemes including planter boxes, 3 public seats, racecourse fencing around the Green and a centrally located notice board. Two other schemes are proposed by the Parish which include the erection of new goalposts at Thorpe Road playing field and also a security gate at Sunderland Road allotments.

## **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 Village Green site will provide general environmental improvements to the area and will complement the newly constructed children's play 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 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 have requested to utilise funds secured from the Essyn House development which stand at £9,000. In light of the recently constructed children's play area approved in July of this year, if Members are minded to approve this request the Parish will have utilised all the available funds in the Easington Village area.

## The Proposal

Easington Village Parish Council feel it is important to promote and enhance the general appearance of the Village therefore have developed several small scale schemes.

The budgets for these works are given as;

8 Planter boxes at various approved locations in the village	£	2,250.00
3 seats at the Village Inn Corner	£	1,500.00
Racecourse fencing at West View to protect and enhance the registered village green	£	1,500.00
Centrally located notice board for Council and community use	£	2,000.00
Goalposts at Thorpe Road playing field	£	900.00
Security gate at Sunderland Road Allotments	£	850.00
<b>Total</b>	<b>£</b>	<b>9,000.00</b>

A request has been received from Easington Village Parish Council for the above sum of money 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 general improvement works throughout Easington Village will result in an important and valuable asset for local residents and visitors to the area. Furthermore 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 general environmental improvements within Easington Village. Accordingly the request for funding to help ongoing works in this area is considered reasonable and should be supported.

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## **Recommendation**

That the Panel agrees to the release of the sum of £9,000 from the Section 106 Agreement monies to fund general environmental improvements through the implementation of small scale schemes at various locations within Easington Village.

## **Background Papers**

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

Section 106 Register  
Letter from Easington Village Parish Council  
District of Easington Local Plan