

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: Multi purpose community sports facility at Welfare Park, Murton**

Ward: **Murton West Ward**

The Application Site

The area of land that is the subject of this application lies to the south of The B1285 Church Lane on the land below St Joseph's R.C. Junior and Infant School and forms part of an established recreational area comprising of several facilities including football pitches, tennis court, hockey pitch, bowling green, general open space and a play area. The recreational site lies in the southern part of Murton situated within close proximity to nearby residential areas. The request for funding relates to an area of land to the north west of the cricket ground.

The Proposed Development

The aim of the proposal is to replace the existing clubhouse which is in a poor condition and beyond the realms of economic repair with a new purpose built multi functional use community development and sports facility. The location of the building has two preferred options either to the east or the west of the existing clubhouse with provision being allocated for car parking.

Given that the building will be subject to planning approval Murton Parish Council have indicated awareness of how their proposal can be supported in the context of local planning policies, that the structure will be of a sympathetic architectural design, sustainable energy efficiency and means of suitable access for vehicular and pedestrian traffic.

Site History

Murton 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.

A new play park is also under consideration within the grounds to complement the facility. If such a funding request is received then it will be brought before Members for consideration.

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.

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Consultations and Publicity

Not Applicable

Planning Consideration and Assessment

Background

Planning approval has been granted recently for six large housing development schemes within Murton in which the respective developers opted to provide a cash sum 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 £154,500 from these developers and there is currently another £46,500 that is due to be received in the future when development is completed on the final site. Members may recall that a scheme had already been approved to improve the Village Green at a cost of £32,500 earlier this year. Therefore the total amount of funding available in Murton stands at £168,500 once the final contribution has been made.

The Proposal

Murton Parish Council feel it is important to promote and enhance the facilities currently on offer at the Park which will mean that they are more accessible to locals and visitors alike.

The budgets for these works are given as;

Preliminaries	£	14,000.00
Construction	£	206,400.00
Fees	£	15,000.00
Contingencies	£	12,000.00
TOTAL FOR ALL WORKS	£	247,400.00
Funding secured from other sources including Sport England, The Parish and CRT	£	125,400.00
Shortfall	£	122,000.00

A request has been received from Murton 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 the amount of Section 106 monies requested by the Parish that have been secured for the Murton area. The current proposal is considered to accord with the terms as laid out in the Agreement.

The request for funding will not utilise all the funds currently available for the Murton area. It is anticipated that another request will be submitted to utilise the remaining

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£46,500 to carry out further environmental improvements to the area such as the suggested play area.

Conclusion

It is considered that the upgrading works at the Welfare Ground 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 Murton. Accordingly the request for funding to help ongoing works in this area is considered reasonable and should be supported.

Certain aspects of the proposed works are subject to a forthcoming planning application. At this stage it is not considered that there are any problems or issues with the initial planning enquiry however if planning permission was not granted funding would not be released and a new funding request would need to be made to the Local Authority.

Recommendation

That the Panel conditionally agrees to the release of the sum of £122,000 from the Section 106 Agreement monies to fund the creation of a multi purpose community sports facility at Welfare Park, Murton once planning permission has been granted and the works have been implemented.

Background Papers

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

Section 106 Register

Letters from Murton Parish Council including plans of the proposed development

District of Easington Local Plan