

Item no.

Report to: **Development Control and Regulatory Panel**
Date: **5 February 2008**
Report of: **Head of Planning and Building Control Services**
Subject: **Application for S.106 Funding: Murton Village Green Improvement**
Ward: **Murton West**

The Application Site

The Village Green is an area to the north of the village, with Murton's main road the B1285 situated on its southern boundary. The Green is roughly triangular in shape and benefits from mature planting, seating areas and provides the setting for the War Memorials.

The Proposed Development

The aim of the proposal is to provide an attractive green space for use by both residents and visitors to the area. This will be achieved through a number of schemes such as replanting, installing additional lighting and interpretive information amongst others initiatives to make the currently run down area look more attractive.

Site History

Murton 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 latest phase of the development will complete a 2 year upgrading scheme to the Green which has already seen improvement to the area outside the Village Inn and to the War Memorials located on the Green.

Planning Policy

Not Applicable

Consultations and Publicity

Not Applicable

Planning Consideration and Assessment

Background

Over the last few years a number of planning permissions have been granted for housing developments within Murton in which the respective developers have opted for providing cash sums through legal agreements made under Section 106 of the Town and Country Planning Act 1990 instead of providing recreational facilities within their various schemes. 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 £90,500 from these developers and there is currently another £69,000 that is due to be received in the future when development commences on these sites.

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The Proposal

As part of the general upgrading of the Village Green, Murton Parish Council feel it is important to promote an appreciation of the area's pre-mining history. In order to achieve this Groundwork will carry out a heritage project aimed at informing and educating the local community about the pre-industrial history of the village. This will be complemented by informational displays along the Green describing the area's past with the possibility of old agricultural implements being added to enhance the displays at a later date.

This scheme will run alongside general environmental improvements to the area. The area of grass will increase as a result of improving access to and from the Green. The unsightly overhead wires will be placed underground. New planting and lighting will play a key part in making the area more attractive and inviting to visitors.

The budgets for these works are given as;

BT Design	£	2,284.91
BT Underground contract	£	8,746.99
NEDL underground contract	£	19,000.00
Village Green enhancement works	£	57,759.17
Total Environmental Improvements	£	87,791.07
Footpath and new lighting by service direct	£	37,165.07
Sub Total	£	124,956.14
Groundwork fees @ 12%	12% £	14,994.74
TOTAL FOR ALL WORKS	£	139,950.88
Funding secured from various sources	£	107,500.00
Shortfall	£	32,500

A request has been received from Murton 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 a portion of Section 106 monies from current development. However, the monies received thus far are not suitable for this particular project due to the proposal not being within the vicinities of the developments for which the funds were secured as required by the specific agreements. Further contributions are expected imminently which could be spent on this particular scheme. The Parish Council request that the scheme is approved now so at such time when the funding is received it can be quickly distributed to them so that work can commence immediately.

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Conclusion

It is considered that the upgrading works currently under way in Murton Village Green will result in an important and valuable asset for local residents and visitors to the area. It is further considered that the proposals are in accordance with the specific requirements for the release of pending Section 106 monies, which are identified as being made to help towards the cost of the enhancement of a recreational facility within the village of Murton. 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 £32,500 from the Section 106 Agreement monies to fund the shortfall in the budget for the Village Green Improvements at such time when the monies are received.

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