

# Item no.

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

Date: **29 April 2008**

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

Subject: **Application for S.106 Funding: Provision of Children's Play Area at Deneside Park**

Ward: **Dawdon**

## **The Application Site**

Deneside Park occupies an area of land in the northern section of the Dawdon ward. It is situated some 75 metres south of New Strangford Road within the established recreational area of Dawdon Dene. Due to its location the park occupies quite a central position in relation to surrounding housing estates and existing transport networks. The park is roughly rectangular in shape and currently benefits from existing play equipment although this is in quite a run down state.

## **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 on an approximate floor area of 730 square metres.

## **Site History**

Seaham Town Council is aiming to encourage increased use of the park by creating a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the children's play facilities at Deneside Park will complement a wider scheme to upgrade other sections of the park.

## **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

Over the last few years a number of planning permissions have been granted for housing developments within Seaham in which the respective developers have opted for providing cash sums through legal agreements made under Section 106 of the

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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 £21,750 from these developers and there is currently another £95,250 that is due to be received in the future when development commences on these sites.

## The Proposal

As part of the general upgrading of Deneside Park, Seaham Town Council feel it is important to promote and enhance the children's play park currently at the site. This would fall in line with a wider initiative to improve play space throughout the town as schemes to enhance Dawdon Welfare Park and Seaham Town Park have already commenced.

This current proposal will run alongside upgrades to the park to make the area more attractive and inviting to visitors.

The budgets for these works are given as;

Preliminaries	£	4,704.00
Supply and install new play equipment into raised sandpit	£	£77,680.60
Installation of safer surfacing around the new play equipment	£	16,443.76
New steel gates	£	1,314.00
<b>TOTAL FOR ALL WORKS</b>	<b>£</b>	<b>102,545.36</b>
Minus discount of £2,545.36	£	100,000.00
Funding secured from other sources	£	65,500.00
<b>Shortfall</b>	<b>£</b>	<b>34,500.00</b>

A request has been received from Seaham Town 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 at Deneside Park Children's Play Area 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 Dawdon area. 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 £34,500 from the Section 106 Agreement monies to fund the shortfall in the budget for the Deneside Park Children's Play Area 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 Seaham Town Council including plans of the proposed development  
District of Easington Local Plan