

Item no.

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

Date: **3 February 2009**

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

Subject: **Application for S.106 Funding: Relocation of Play Equipment, Wheatley Hill**

Ward: **Thornley and Wheatley Hill Ward**

The Application Site

The area of land that is the subject of this application lies to the south of Front Street on the land surrounding Wheatley Hill Community Centre and forms part of an established recreational area comprising of several facilities including the hall itself, a bowling green and general open space. The site lies in the north-eastern part of Wheatley Hill situated within close proximity to nearby residential areas.

The Proposed Development

Wheatley Hill Parish Council is aiming to encourage increased use of the play facilities through the relocation of equipment from its current location at Wheatley Hill Community Primary School to the community centre. Whilst the scheme does not provide any new play facilities for the village it does enhance those already at the Community Centre and prevents the loss of the equipment from the original site.

Site History

Wheatley Parish Council feel it is necessary to relocate the equipment from the existing site at Wheatley Hill Community Centre due to continued vandalism.

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 one housing development within Wheatley Hill in which the respective developer 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

Item no.

arrangement is to fund the provision or enhancement of other recreational facilities within the area.

At present the Council has received £6,500 from the developer which is the total amount of funding secured in the Wheatley Hill area. If Members are minded to approve this application for funding it will utilise all the current monies available under Section 106 in the Wheatley Hill Area.

The Proposal

Wheatley Hill Parish Council feel it is important to relocate the play equipment so that a valuable asset within the community is not lost. Through the relocation of the equipment it is hoped that both residents and visitors to the area will make better use of the facilities.

The budgets for these works are given as;

Dismantling the steel security fencing erected at the existing play area	£	£2,678.48
Dismantling play equipment, transporting it and re-erecting at the Community Centre	£	5,750.00
Removing the rubber safety tiles, concrete pads and importing top soil to landscape area back to it's original state	£	3,784.34
TOTAL FOR ALL WORKS	£	12,212.82
Funding secured from The Parish	£	5,712.82
Shortfall	£	6,500.00

A request has been received from Wheatley Hill 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 Wingate area. The current proposal is considered to accord with the terms as laid out in the Agreement.

The request for funding will utilise all the funds currently available for the Wheatley Hill area.

Conclusion

It is considered that the relocation of the play equipment will result in the retention of 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 Wheatley Hill. Accordingly the request for funding to help works in this area is considered reasonable and should be supported.

Item no.

Recommendation

That the Panel agrees to the release of the sum of £6,500.00 from the Section 106 Agreement monies to fund the relocation of play equipment in Wheatley Hill.

Background Papers

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

Section 106 Register
Correspondence from Wheatley Hill Parish Council
District of Easington Local Plan