

Item no.

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

Date: **17 March 2009**

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

Subject: **Application for S.106 Funding: Installation of children's play area on open space, Lilac Crescent, Trimdon**

Ward: **Wingate Ward**

The Application Site

The recreational area that is the subject of this application occupies an area of land at Lilac Crescent in Trimdon. The site forms part of an established piece of recreational land which occupies quite a central position in relation to surrounding housing estates and existing transport networks. The area is roughly rectangular in shape.

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 pieces of play equipment.

Site History

Trimdon Foundry Parish Council is aiming to encourage increased use of the area by creating a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the open space at Lilac Crescent will compliment a wider initiative to upgrade other areas of open space around the village.

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 large housing development scheme within Trimdon in which the developer has opted for providing 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

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

At present the Council has received £35,000 from the developer, which is the current amount of funding secured for the Trimdon area. The previous funding request in November meant that there is still £10,646.62 available to be spent on suitable schemes.

The Proposal

Trimdon Foundry Parish Council feel it is important to create a new children's play facility at this site to ensure the Village has adequate play provision. This would fall in line with a wider initiative to improve the general environmental appearance of the wider village.

Trimdon Foundry Parish Council will commission bids for the below amount whereby the best scheme will be chosen for implementation. Therefore the budgets for these works are given as;

TOTAL FOR ALL WORKS	£	10,646.62
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A request has been received from Trimdon Foundry Parish Council for the amount 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 all of the Section 106 monies secured for Trimdon. The current proposal is considered to accord with the terms as laid out in the individual Agreements.

Conclusion

It is considered that the proposed 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 Section 106 monies, which are identified as being made to help towards the cost of the enhancement of a recreational facility within Trimdon 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 in principle, to the release of the sum of £10,646.62 from the Section 106 Agreement monies to fund the creation of a Children's Play Area at Lilac Crescent, Trimdon. Further, that the Head of Planning and Building Control is given delegated authority to release this funding on receipt of detailed final proposals for the proposed play area.

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Background Papers

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

Section 106 Register

Letters from Trimdon Foundry Parish Council

District of Easington Local Plan