

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: Replacement of Changing Rooms at Welfare Park, Blackhall**

Ward: **Blackhalls Ward**

The Application Site

The area of land that is the subject of this application lies in Welfare Park. The park forms part of an established recreational area comprising of several facilities including a football pitch, bowling green, cricket pitch, general open space and a play area. The recreational site lies in the northern part of Blackhall situated within close proximity to nearby residential areas.

The Proposed Development

Planning permission has recently been granted for the erection of new changing rooms to replace the portable buildings that are currently used for the same purpose. The Parish Council therefore seeks to request funds to help towards the provision of the improved facilities.

Although some of the construction costs are proposed to be met from Section 106 funding the remainder would be funded by the Parish partly from money already allocated to the scheme and the remainder from a bank loan. Given the current economic climate there are concerns about getting a loan for such a substantial amount. Over the coming weeks the Parish will decide whether to pursue the original application or submit a further application for a smaller scheme. Given that the current facilities are in a bad state of disrepair the Parish are committed to progressing one scheme or another.

Site History

Monk Heseldon Parish Council is aiming to encourage increased use of the facilities by replacing a substantial community asset that will enhance the leisure provision that is available.

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

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Planning Consideration and Assessment

Background

Planning approval has been granted recently for one large housing development scheme within Blackhall in which the 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 arrangement is to fund the provision or enhancement of other recreational facilities within the area.

At present the Council has received £32,000 from the developer which is the total amount secured for the area. Members will recall that recently a scheme for £18,057.24 to replace the fencing around the park was approved leaving a total of £13,942.76 remaining to spend within the area.

The Proposal

The Parish Council have two options available to them in order to progress the changing rooms through to implementation. The costings for the two schemes are as follows;

Option 1. Standard construction of 4 changing rooms (as per approved plans)

Total cost	£	330,000.00
Agreed Parish Contribution	£	50,000.00
S106 funding	£	13,942.76
Remaining funding to be secured by loan	£	266,057.24

Option 2. Refurbished modular building (subject to new planning application)

Total cost (estimated)	£	70,000.00
Agreed Parish Contribution	£	50,000.00
S106 funding	£	13,942.76
Remaining funding from Parish reserves	£	6,057.24

A request has been received from Monk Heseldon Parish Council for the sum of £13,942.76 which is outlined above to be met from the Section 106 monies currently held for their use to help to fund either scheme one or two.

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 Blackhall 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 remaining funds currently available for the Blackhall area.

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Conclusion

It is considered that the replacement changing rooms will result in an improvement upon the existing situation to the benefit of 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 Blackhall. Accordingly the request for funding to help fund works in this area is considered reasonable and should be supported.

If the Parish choose to pursue option two then a further planning application will be required. At this stage it is not considered that there are any problems or issues with the proposed development however if planning permission were 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 £13,942.76 from the Section 106 Agreement monies, to fund the enhancement of the established recreational area of Welfare Park, Blackhall. Should the Parish Council choose to pursue option two, then funding would only be released were planning permission to be granted for the proposed scheme.

Background Papers

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

Section 106 Register
Letters from Monk Heseldon Parish Council
District of Easington Local Plan