

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: Purchase of equipment to enhance recreational provision at Welfare Park, Horden**

Ward: **Horden North Ward**

The Application Site

The Welfare Park at Horden is the area of land that is the subject of this funding request. The park is an established recreational area comprising of several facilities including a football pitch, cricket ground, tennis courts, bowling greens, band stand, general open space and a play area. The recreational site lies in the northern part of Horden situated within close proximity to nearby residential areas. The main request for funding relates to the purchase of equipment which will be used in various locations within the park.

The Proposed Development

Horden Parish Council aim to purchase several pieces of equipment including bouncy castles, a marquee and sports equipment that can be used at events they hold within the park.

Site History

Horden Parish Council is aiming to encourage increased use of Welfare Park by enhancing a substantial community asset that will improve leisure provision within the area. The Parish Council consider that it is more cost effective to purchase rather than rent the equipment needed to hold events within 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

Planning approval has been granted recently for three housing development schemes within Horden in which the developers have opted to provide cash sums through a legal agreement made under Section 106 of the Town and Country Planning Act 1990

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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 secured a total of £33,000 for the area of which £12,750 has been received from developers. It is expected that a further £5,250 will be received within the next month or so. The sum of £15,000 from the Blackhill Road development is still awaited however given that the work has not commenced on site payment is not expected to be received for some time. The Parish Council on this occasion request to utilise the funds from the Eden Road development for £10,500. As highlighted it is expected that the second instalment will be received shortly.

The Proposal

As part of Horden Parish Council's aim to enhance the recreational facilities on offer they propose to purchase of a range of different equipment to allow them to hold special events within Welfare Park. This scheme falls in line with a wider initiative to improve other recreational spaces within the village.

The budgets for these works are given as;

Inflatable and slide		£	3,250.00
Bouncy Castle		£	1,026.00
Crash mats	x 12	£	1,140.00
Temporary fencing	x 40	£	740.00
White Canvass Marquee		£	995.00
Newbuild shipping container		£	1,500.00
Field Sports equipment		£	1,330.00
Final Total		£	10,500.00

A request has been received from Horden Parish Council for the above 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 a portion of Section 106 monies from Section 106/44 for the scheme at Eden Lane. The final contribution is 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.

Conclusion

It is considered that the purchase of equipment to increase the offer of recreational facilities at Welfare Park, Horden will result in the enhancement 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

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the enhancement of a recreational facility within Horden. Accordingly the request for funding to help enhance the existing leisure provision is considered reasonable and should be supported.

Certain aspects of the proposed works may need to be subject to a planning application. At this stage it is not considered that there are any problems or issues with the initial planning enquiry however if planning permission was 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 agrees to the release of the sum of £10,500 from the Section 106 Agreement monies to fund the purchase of recreational equipment at Welfare Park at such time when the monies are received, once planning permission has been granted and the works have been implemented.

Background Papers

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

Section 106 Register

Letters from Horden Parish Council including plans/images of the proposed development

District of Easington Local Plan