

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	TOURISM AND LEISURE COMMITTEE	11 MARCH 2021	4

### RELEASE OF S106 MONIES – HOVE ROAD, ST ANNES

#### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY

The report details proposed play area improvements at Hove Road, St. Annes.

The Committee are requested to agree to allocate S106 contributions of £1,275 for play area improvements at Hove Road, St Annes. The improvements will include replacement of worn and damaged safety surfacing and the provision of new parks furniture.

#### RECOMMENDATION

The Tourism and Leisure Committee are requested:

1. To recommend to the Finance and Democracy Committee approval of a fully funded revenue budget increase of £1,275 fully funded from the S106 contribution from the St. Albans Road development, to carry out play area improvement works at Hove Road, St. Annes as detailed in this report.
2. To award the above works to DCM Surfaces Ltd who, for the sum of £1,275, will undertake the agreed play improvements, subject to the approval of the fully funded budget increase by the Finance and Democracy Committee.

#### SUMMARY OF PREVIOUS DECISIONS

No previous decisions.

#### CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

## REPORT

1. The planning process generally requires housing developers to contribute towards improvements to public open space in the vicinity of the new development.
2. Fylde Council, as the Planning Authority, has received and is holding funds that have been secured through developer contributions associated with a housing development on St. Albans Road, St. Annes.
3. The terms of the Planning Agreement 08/0669 for the St. Albans Road development in relation to the public open space contribution states that the sum of £1,275 should be used by Fylde Council "To provide or improve or to facilitate the provision or improvement of public open space or the public realm likely to benefit the occupiers of the dwelling."
4. Officers from Parks and Coastal Services have requested that the total Section 106 contribution of £1,275 relating to the St. Albans Road development is released and allocated to play area improvement works at Hove Road, St Annes as stated in the Planning Agreement.
5. The Tourism and Leisure Committee are requested to consider allocating the total Section 106 contribution of £1,275 from the St. Albans Road development to help deliver the project as detailed in this report.

## SCHEME DETAILS

6. The play area improvements will include the removal and disposal of old damaged rubber safety surfacing and replacement with new wet pour safety surfacing. Improvements will also include the purchase of new parks furniture items such as litter bins and benches.
7. These works will be undertaken in conjunction with the previously secured £50,000 play improvement capital as approved at the Budget Council meeting on the 4 March 2020.

IMPLICATIONS	
Finance	The report recommends to the Finance and Democracy Committee approval of a fully funded revenue budget increase of £1,275 to be met in full from the S106 contribution from the St Albans Road Development and to award the above works to DCM Surfaces Ltd subject to this approval.
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent and a developer can usually require repayment of S106 contributions, if they have not been spent within 10 years of the Agreement.
Community Safety	Improving the quality of play area facilities provides an opportunity to increase public use and reduce nuisance behaviour.
Human Rights and Equalities	None arising from this report.
Sustainability and Environmental Impact	The improvements represent the removal of unsafe surfacing and the installation of new surfacing that will have a long-life span (10+ years). There is no impact on existing environment as it is in the same footprint as original play area.
Health & Safety and Risk Management	Health and safety information will be produced by the successful contractors prior to works starting on site, to safeguard the public and contractor personnel.

LEAD AUTHOR	CONTACT DETAILS	DATE
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