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STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

CABINET DELEGATED DECISIONS

Wednesday, 6 December 2023

1 **SECTION 106 MONIES - WERRINGTON PARISH COUNCIL**

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Cabinet Delegated Decisions

6 December 2023

TITLE:	Section 106 Monies - Werrington Parish Council
PORTFOLIO HOLDER:	Councillor Matt Swindlehurst - Portfolio Holder for Leisure and Tourism
CONTACT OFFICER:	Gareth Knapper – Service Development Officer
WARDS INVOLVED:	Werrington

1. Reason for the Report

- 1.1 To seek approval to allocate section 106 funding towards a number of projects at Meigh Road Playing Fields in Werrington.

2. Recommendation

- 2.1 That the Portfolio Holder for Leisure and Tourism approves the allocation of section 106 funding towards the projects at Meigh Road Playing Fields in Werrington as detailed in this report.

3. Executive Summary

- 3.1 In 2015 planning permission (application SMD/2014/0764) was granted by Staffordshire Moorlands District Council (SMDC) for a development of 31 houses in Werrington. As part of the permission a section 106 agreement which included an amount of £81,324 (£44,024 currently unspent) was agreed to be used towards play, recreation and open space facilities.
- 3.2 Following a review of our strategic evidence base, and local discussions with members of Werrington Parish Council, an opportunity to allocate the remaining funds towards a number of further projects has been identified, at Meigh Road Playing Fields.
- 3.3 Meigh Road Playing Fields is a significant piece of green space located in the centre of the village. The area consists of open space, a small wood, play area with equipment for younger children, a Multi-Use Games Area (MUGA), and a grass football pitch. The site is owned and maintained by the Parish Council.

- 3.4 In 2021 £35,000 was allocated to Werrington Parish Council to use as match funding towards the installation of a brand new BMX pump track. British Cycling provided a further £20,000 through the Places to Ride fund and a new track was installed later that year.
- 3.5 The new facility has been well used since 2021 and has provided a fantastic locally unique opportunity for all ages to take part in activity, whilst building skills of bicycle handling in a safe traffic free environment.
- 3.6 The Parish Council has now further agreed that they would like to see a range of improvements at the site. The improvements will help to improve accessibility, reduce complaints and on-going maintenance, whilst also helping to combat the incidents of anti-social behaviour at the site. The range of improvements can be seen in the table below:

Project	Reason	Cost
Car park resurfacing	Reduce the number of complaints and future maintenance costs	£27,550
Car park fencing and gates	Improve the security of the site and reduce the levels of ASB	£8250
Ramp and handrail to MUGA	Improve the access to the MUGA	£1500
Site signage	Improved and up-to-date information	£1200
Project contingency		£5524
Total		£44,024

- 3.6 The site has a good sized car park off its main entrance on Meigh Road which is well used. The old gravelled surface is now in poor condition and creating many issues for the users and the local neighbours, particularly in terms of dust in the drier summer months.
- 3.7 The Parish Council would like to improve the car park after receiving many complaints from both the users of the site and local neighbouring properties. The Parish Council has obtained three quotes and had the responses assessed by an expert in macadam surfacing.
- 3.8 An improved car park will not only reduce the ongoing complaints but also reduce the maintenance costs to the Parish Council for many years. By improving the surface of the car park it will also encourage users to the site, especially those who are older and maybe more frail on uneven surfaces to make use of the recreational facilities on offer at the site.
- 3.9 The Parish Council has also agreed that they would like to install new fencing and gates to the entrance/car park which will enable the site to be more

secure and also help to reduce incidents of anti-social behaviour at the site.

- 3.10 The multi-use games area at the site currently has a step from the access route up to the court which makes it difficult for those with mobility issues to use the facility, whilst parents with prams also find it difficult. The Parish Council want to remove this step and replace it with a ramp and handrail, improving access for everyone.
- 3.11 Lastly, they would like to improve the current signage at the main entrance off Meigh Road to improve the feel update the information as the current signage is old and damaged with out of date information.
- 3.12 Due to rising costs for material and labour we have included a 'Project contingency' which can be used if any of the above projects costs rise, giving financial protection to the Parish Council. If the funds are not required for this reason the Parish Council will hold the funds until a decision is made on how to use them and only with the authorisation from Staffordshire Moorlands DC Officers.

4. **How this report links to Corporate Priorities**

- 4.1 This report links to Aim 1: To help create a safer and healthier environment for our communities to live and work. Whereby we will be meeting key objectives (a) developing a positive relationship with our community and (b) our strategic partners; whilst (c) improving the provision of sports facilities and leisure opportunities focused on improving health.
- 4.2 This report additionally links to Aim 4: To protect and improve the environment and respond to the climate change emergency. Where we are meeting the key objective of provision of quality parks and open spaces.

5. **Alternative Options**

- 5.1 To approve the allocation of £44,024 from the Section 106 funds, which have been secured from the development in Werrington, to the projects outlined in this report at Meigh Road playing fields under Werrington Parish Council. **RECOMMENDED.**
- 5.2 To not approve the allocation of Section 106 monies towards the project at Meigh Road playing fields. This would mean that the work would not be able to take place until alternative funds were identified. **NOT RECOMMENDED.**

6. **Implications**

6.1 Community Safety - (Crime and Disorder Act 1998)

Improvements to the open spaces and recreational facilities will increase the use of the site, helping to create a safe environment. The involvement and support of the local community will

demonstrate that the open space is protected and cared for which will hopefully deter nuisance and anti-social behaviour.

6.2 Workforce

There will be no impact on SMDC workforce. Werrington Parish Council will be responsible for managing the installations and retain the responsibility for the ongoing maintenance of the site within their ownership, through their own regimes.

6.3 Equality and Diversity/Equality Impact Assessment

The facilities will be available to the whole community to use.

6.4 Financial Considerations

The section 106 relating to planning application SMD/2014/0764 currently has £44,024 remaining. The cost of the improvements listed plus the contingency allocates all the remaining funds. Any surplus fund will be held by the Parish Council and authorisation required from Staffordshire Moorlands DC Officers to spend on additional projects.

The s106 contribution condition was for use in the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other play space and playing fields within Werrington.

6.5 Legal

There are no legal implications at this stage.

6.6 Climate Change

Undertaking the works will improve the future use of the site and maximise the impact of the recreation ground for the local community.

6.7 Consultation

The request for this allocation of funding has come through Werrington Parish Council.

6.8 Risk Assessment

All project management will be the responsibility of Werrington Parish Council although as part of the on-going partnership our officers will be available for advice.

All safety documentation will be required from the contractors prior

to any works on site.

Mark Trillo
Executive Director (Governance & Commissioning)

**Web Links and
Background Papers**

<https://movemorestaffsmoorlands.co.uk/>

Contact details

Gareth Knapper

gareth.knapper@staffsmoorlands.gov.uk

7. Detail

- 7.1 In 2015 planning permission (application SMD/2014/0764) was granted by Staffordshire Moorlands District Council (SMDC) for a development of 31 houses in Werrington. As part of the permission a section 106 agreement which included an amount of £81,324 was agreed to be used towards play, recreation and open space facilities. There is £44,024 remaining in the Councils budget to allocate to projects which meet the terms of the section 106 agreement.
- 7.2 Following a review of our strategic evidence base, and local discussions with members of Werrington Parish Council regarding the potential use of the funds, an opportunity to allocate the funds towards a number of projects has been identified.
- 7.3 Meigh Road Playing Field is a significant piece of green space located in the centre of the village. The area consists of open space, a small wood, play area with equipment for younger children, a Multi-Use Games Area (MUGA), and a grass football pitch. The site which also has a car park and is owned and maintained by the Parish Council. There is also a bowling green attached to the playing fields which is leased to a local bowls club and a gravel circular pathway which was installed a number of years ago to encourage the community to be more active.
- 7.4 Werrington has suffered with a high level of anti-social behaviour (ASB) over the last few years. It is perceived that the majority of the ASB has been caused by the thirteen to sixteen age group who comment that they have nothing in the village to keep them occupied. The Parish Council has worked alongside the Police to try and help resolve some of these issues. In 2021 it was agreed to allocate £35,000 from this section 106 funding to support a match funding bid to British Cycling 'Places to Ride' fund for a new BMX pump track. It was felt that a facility such as a pump track would help to channel the energy of these teenagers into a more productive use whilst offering opportunities for all ages to cycle safely and keep active.
- 7.5 Move More Staffordshire Moorlands is the new strategy for physical activity

and movement. The strategy identifies key priorities and actions that the Council will take, supported by its partners, to enable residents to become more active. One of the 'Shared Priorities' of the strategy is "Accessible, safe and welcoming environments".

- 7.6 The Parish Council has requested funding from the s106 capital allocation to carry out a number of improvements to the playing fields. These include fully resurfacing the car park, install fencing around the frontage of the car park including a pedestrian and vehicle gates and a height restrictor barrier, remove a stepped access to the multi-use games area and replace with a accessible ramp and lastly to improve the signage around the whole of the site including all of the entrances.
- 7.7 The Parish Council has received quotes to resurface the car park with a macadam surface removing the existing gravelled surface which is in poor condition. From the quotes received the Parish Council additionally had them assessed by an independent macadam surfacing expert.
- 7.8 An improved car park will not only reduce the ongoing complaints but also reduce the maintenance costs to the Parish Council for many years. By improving the surface of the car park it will also encourage users to the site, especially those who are older and maybe more frail on uneven surfaces to make use of the recreational facilities on offer at the site.
- 7.9 The Parish Council has also agreed that they would like to install new fencing and gates to the entrance/car park which will enable the site to be more secure and also help to reduce incidents of anti-social behaviour at the site. This will comprise of a 2m high green mesh fence around the edge of the car park frontage, new gates to the vehicle access ramp a height restrictor barrier and a pedestrian gate.
- 7.10 The fencing and gates will vastly improve the security of the site and enable the Parish Council to close and lock the car park at night.
- 7.11 The multi-use games area at the site currently has a step from the access route up to the court which makes it difficult for those with mobility issues to use the facility, whilst parents with prams also find it difficult. The Parish Council want to remove this step and replace it with a ramp and handrail, improving access for everyone.
- 7.12 Lastly, the Parish Council would like to improve the main entrance sign of Meigh Road to improve the feel and quality of information as the current signage is old & design displaying out of date information.
- 7.13 A project contingency has been included to offer some financial protection to the Parish Council. The costs of materials and labour are fluctuating with inflation and it is therefore good practice to have a contingency. If the contingency is not required for the named projects within this report, the Parish Council will hold the funds and when a new project has been identified they will obtain authorisation from Staffordshire Moorlands DC Officers prior to spending. The project(s) will need to meet the criteria of the s106 monies.

7.14 The allocation of £44,024.00 will use the remaining amount of s106 available.

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Site signage	Improved and up-to-date information	£1200
Project contingency		£5524
Total		£44,024

7.15 Should this report be approved, Officers will complete the respective process to transfer the funds to Werrington Parish Council who will retain overall responsibility for managing the project, keeping SMDC informed of progress at agreed key milestones.

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