

Report of City Development

Report to Chief Planning Officer

Date: 12th March 2012

Subject: Design and Cost Report - Section 106 green space contribution for public open space improvements at Freely Lane, Bramham

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Wetherby	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of Main Issues

1. Bramham Sports and Leisure Association has requested a maximum of £35,375 from S106 green space monies in order to part fund the construction of a sports pavilion at Freely Lane, Bramham.

Recommendations

1. The Director of City Development :
 - Approved the release and spend of up to £35,375 from the Section 106 green space funds identified in section 2.2 of this report.

1 Purpose of this Report

- 1.1 This report seeks the approval to release £35,375 from S106 greenspace monies in order to part fund the construction of a sport pavilion at Freely Lane, Bramham.

2 Background Information

- 2.1 Planning application 08/04993/FU was approved in December 2008 at Freely Lane, Bramham for a single storey sports pavilion with changing facilities on the playing field. The proposal is required to improve the standard of sports facilities at the site which are presently poor.
- 2.2 The source of funding is the approved development at Bramham Lodge, Aberford Road, Bramham (ref:31/121/04/FU). The development encompassed the construction of 8 houses along with the change of use of a house to 4 flats and existing outbuildings into 3 houses. The development generated a greenspace improvement sum of £35,375 which was secured through a Section 106 agreement.
- 2.3 The requested S106 monies will only part fund the construction of the sports pavilion which has a total cost of £231,366. The majority of funding for the project has been previously secured from a variety of sources.
- 2.4 The location of the improvement site at Freely Lane and the source site of S106 funding at Bramham Lodge, Aberford Road are shown on the attached plan (Appendix 1).
- 2.5 Due to the nature of works and the sum of money involved, finance will be run through the revenue account 24458.

3 Main Issues

3.1 Design Proposals and Full Scheme Description

- 3.1.1 The proposal is for the construction of a single storey sports pavilion, including changing facilities at Bramham recreation ground. The proposal will replace the existing sports facilities on the site which are of a temporary nature and are presently not fit for purpose.
- 3.1.2 The project has the support of all the Wetherby ward members.
- 3.1.3 **Programme**
- 3.1.4 Construction of the sports pavilion commenced in November 2011 due to the planning permission for the approved works expiring within the same month. The majority of the funding for the project had also already been previously secured. Construction of the scheme is now at an advanced stage and is due for completion in May 2012, subject to the release of the S106 monies.

4 Corporate Considerations

4.1.1 Consultation and Engagement

4.1.2 The scheme has been developed in conjunction with local ward members, Bramham Parish Council and Bramham Sports and Leisure Association. Wetherby ward members were first involved with the scheme from May 2007 and they are in support of the project. Bramham Parish Council have confirmed at their latest meeting dated 11th April 2012 that they continue to support this proposal and the availability of the Section 106 green space monies as element of the funding package.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 There are not considered to be any negative impacts on equality and diversity, cohesion and integration. It is considered that the improved range of facilities and access within the new pavilion will enable a wider range of the local community to benefit from the development.

4.2.2 Council Policies and City Priorities

4.2.3 The proposal contained within this report complies with Council Policies, Strategies, and Initiatives and the Council's Corporate Plan, in particular, health and safety, environmental matters and customer care.

4.3 Resources and Value for Money

4.3.1 The Bramham Sports and Leisure Association has been through a tendering and re-tendering process. Consequently, the building contract has been awarded to the most competitive bidder, Bardsey Building Contractors Limited.

4.3.2 Bramham Sports and Leisure Association has secured a 30 year lease for the land from Bramham Parish Council. The building will be maintained by Bramham Sports and Leisure Association, with no revenue implications for Leeds City Council.

4.3.3 Full Scheme Estimate

4.3.4 The costs have been based on a competitive tendering exercise. The total construction cost of the sports pavilion is £231,366. The requested Section 106 green space monies will part fund the project. The sources of funding for the scheme are broken down as follows:

• Bramham Community Fund 2008 & 2009	£95,000
• Local donors	£12,000
• Leeds City Council (MICE)	£5,000
• Green Leeds	£20,000
• Bramham Parish Council	£7,873
• Biffa	£28,000
• Grantscape	£30,000
• <i>Requested Section 106 monies</i>	£35,375

Total £233,248

4.4 Legal Implications, Access to Information and Call In

4.4.1 As an administrative delegated decision, no call in period applies.

4.5 Risk Management

4.5.1 The funding will be offered through a grant offer with standard conditions which absolve the council of responsibility and allow recovery of the funding if conditions are enforced due to a breach.

5 Recommendations

5.1 The Director of City Development :

- Approve the release and spend of £35,375 from the Section 106 green space funds identified in section 2.2 of this report.

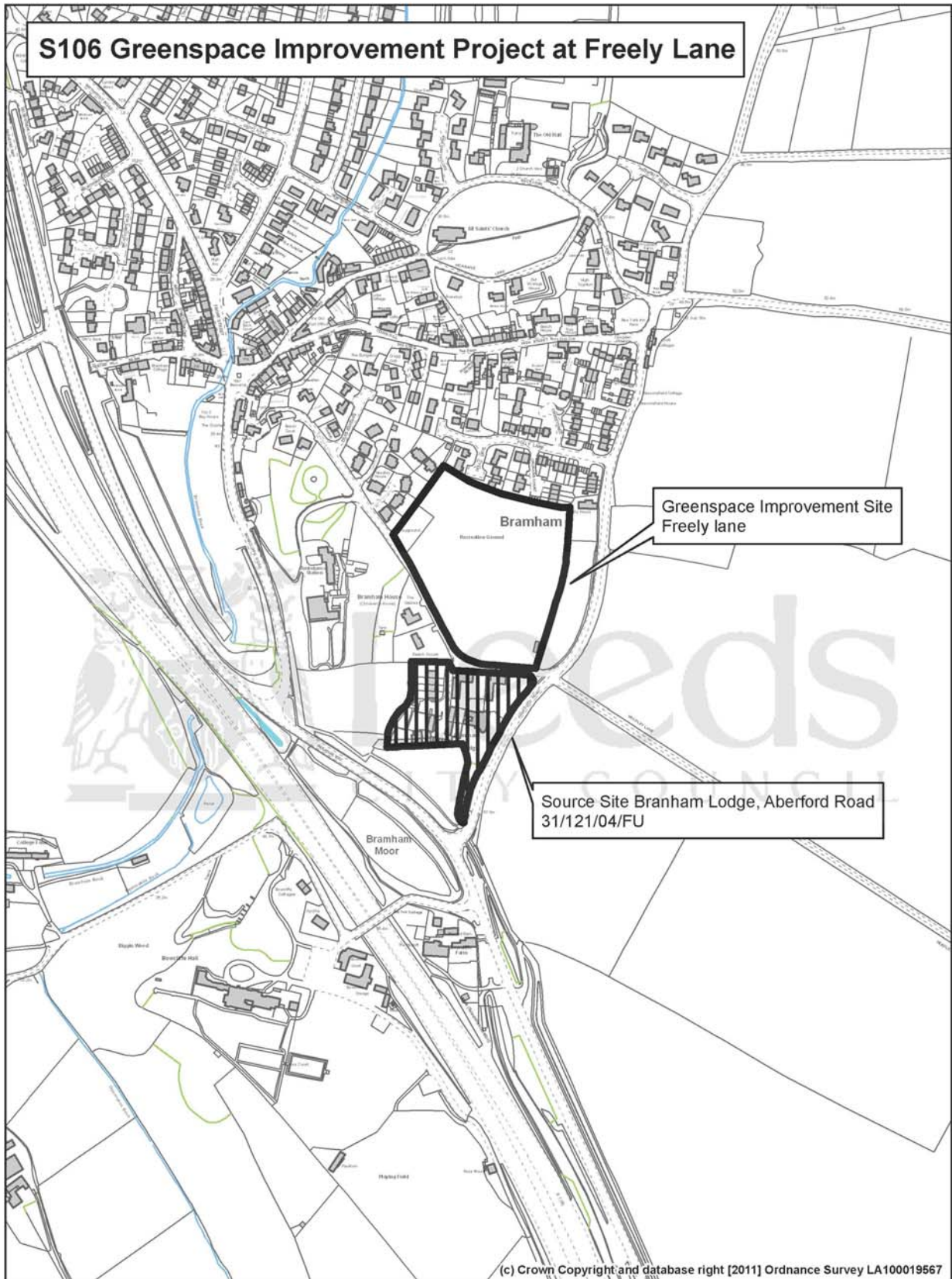
6 Background Documents¹

Appendix 1 - Site Location Plan

[Leeds Strategic Plan 2008 to 2011](#)

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.

Appendix 1 – Location Plan



THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE
PRODUCED BY GIS MAPPING, LEEDS CITY COUNCIL

SCALE: 1/5,000 OS Ref No: - SE4242 GIS NO - 5461 NI 08/02/2012

