

**SUBJECT: Section 106 Education Contributions - Land at Ty Mawr and Cae Meldon, Gilwern**

**MEETING: CABINET**

**DATE: 6<sup>th</sup> September 2017**

**1. PURPOSE:**

1.1 To agree on the use of education balances available from the Section 106 Agreements relating to the development of land at Tw Mawr and at Cae Meldon, Gilwern.

**2. RECOMMENDATIONS**

2.1 It is recommended that Cabinet:

- i. approve a capital budget of £217,110 to remodel, refurbish and extend Gilwern Primary School.
- ii. approve capital funding of £217,110 from the banked Section 106 monies from Ty Mawr £99,000 and Cae Meldon £246,000.
- iii. To retain the balance of £127,890 for use in other educational projects in the Gilwern and Abergavenny region.

**3. KEY ISSUES:**

- 3.1 The Persimmon Homes (Charles Church Ltd) housing development at Ty Mawr, Gilwern (planning application reference 10/04542/FUL) yielded an off-site education contribution of £99,000 to be spent on improving education facilities at Gilwern Primary School.
- 3.2 The Persimmon Homes (Charles Church Ltd) housing development at Cae Meldon (planning application 13/10295/FUL) yielded a further £246,000 to be spent on improving education facilities at eligible schools. This money was received by the County Council on 9th March 2017.
- 3.3 This is a costed scheme to address issues at Gilwern Primary School specifically around safeguarding, educational support and staff welfare. This includes remodelling the school entrance and internal alterations to include provision of staff space and student support rooms.
- 3.4 A design brief has been developed for this project and competitive tenders have been received. The submitted tenders confirm that the works proposed can be funded from the amount yielded from the Ty Mawr and Cae Meldon developments.
- 3.5 The local members have been consulted and they support the use of the funding to carry out these works. This money, like all Section 106 Education funding, must be used to the maximum benefit of the County's students. The Llanelly Community Council has also been consulted and advised of the scheme of improvement works.

**4. REASONS:**

- 4.1 The Council's Capital Budget for 2017/18 has been approved and any proposal to add to or vary the Capital Budget requires a decision to be made by Cabinet.
- 4.2 The work to Gilwern Primary School will improve the school building and bring the site up to an acceptable standard particularly with regards to safeguarding at the school entrance.

**5. RESOURCE IMPLICATIONS:**

There are no resource implications, as the expenditure recommended in the report will be met in full from the S106 contributions paid to the authority by the developer.

**6. FUTURE GENERATIONS AND EQUALITY ASSESSMENT**

See **Appendix A**

**7. CONSULTEES:**

County Council Members for the Llanelly Hill Ward  
Members of the Bryn y Cwm Area Committee  
Llanelly Community Council  
Strategic Leadership Team  
Cabinet Members  
Head of Legal Services/Monitoring Officer  
Assistant Head of Finance/Deputy S151 Officer

**8. BACKGROUND PAPERS:**

- 1) Section 106 Agreement dated 20<sup>th</sup> December 2012 between the Brecon Beacons National Park, Monmouthshire County Council and Persimmon Homes Ltd relating to residential development on land at Ty Mawr, Gilwern;
- 2) Section 106 Agreement dated 2<sup>nd</sup> October 2014 between the Brecon Beacons National Park, Monmouthshire County Council, Persimmon Homes Ltd, Dwr Cymru Welsh Water and a number of private landowners in the local area.

**9. AUTHOR:**

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