

SUBJECT:	TWR MIHANGEL SECTION 106 FUNDING, LLANVIHANGEL CRUCORNEY
MEETING:	CABINET
DATE TO BE CONSIDERED:	6th JUNE 2018
DIVISION/WARDS AFFECTED:	CRUCORNEY

1. PURPOSE

To seek member approval to utilise Section 106 off-site balances from the development at Twr Mihangel, Llanvihangel Crucorney and to include this funding in the capital budget for 2018/19.

2. RECOMMENDATIONS that:

- 2.1 a capital budget of £3,749 be created in 2018/19 to part fund the following project and that this is funded from a corresponding contribution from the Section 106 balances held by the County Council in respect of the development at Twr Mihangel, Llanvihangel Crucorney;
- 2.2 a grant in this amount is allocated to the Crucorney Community Council to improve and provide further equipment at the play area adjoining Pandy Village Hall;
- 2.3 the further contributions from this development be included in the capital budget as and when they are received without further reference back to Cabinet, to be used towards the play area project and/or to other recreational projects identified in the area of benefit.

3. KEY ISSUES

- 3.1 Planning permission was granted by the Brecon Beacons National Park back in 2012 for the development of nine houses at a site known as Twr Mihangel in Llanvihangel Crucorney. This is a small scale development in the grounds of an existing dwelling.
- 3.2 Because each dwelling is being developed individually, the Section 106 Agreement provides for four individual payments of £3,749 as and when each of the first four houses is occupied, followed by a payment of £18,745 on the occupation of the fifth house. Because the site lies within the National Park, the payments are made by the developer to the Brecon Beacons Park Authority and then transferred to the county council. The first payment was received in February this year.
- 3.3 These contributions are to be used towards the upgrading & maintenance of play and recreation facilities within the administrative area of Crucorney Community Council.
- 3.4 Other than the multi-use games area at the Llanvihangel Crucorney school site, the county council does not have any recreational assets in the area of benefit but, in close consultation with Crucorney Community Council, it has been determined that the main local priority is to expand and improve the children's fixed play provision located on an area of land adjacent to Pandy

Village Hall. The village hall is located close to the entrance of the Werngifford estate, which is the main concentration of housing in the local community.

- 3.5 Members may be aware that when the development was constructed back in the 1970s, no play provision was made and the developer did not bring the roads and open spaces on the estate up to an adoptable standard. Since then most of those issues have been resolved and there has been some limited play provision made on a small area of land next to the village hall on which there is also located a small bowling green.

4. OPTIONS APPRAISAL

There are no realistic options to consider in this case – the proposed use of this money emerged from consultations with Crucorney Community Council and the Brecon Beacons National Park Authority when the planning application was being processed.

5. EVALUATION CRITERIA

Please see evaluation criteria set out in **Appendix A**.

6. REASONS

- 6.1 To ensure that the funding received from the development can be spent in the current financial year;
- 6.2 To enable improvements to be made to the existing fixed play area, which will provide more and better play participation opportunities for local children.
- 6.3 To provide some flexibility in the use of the overall funding, once the play area has been upgraded to a satisfactory standard.

7. RESOURCE IMPLICATIONS

The S106 capital funding identified in this report has been received to improve play facilities in the local area, so the works proposed will not impact on existing capital or revenue budgets.

8. WELL BEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING & CORPORATE PARENTING)

See attached at **Appendix B**

9. CONSULTEES

Cabinet Members
Crucorney Community Council
Section 106 Working Group
Local Member
Leadership Team

10. BACKGROUND PAPERS:

Section 106 Agreement with Brecon Beacons National Park and two private individuals dated 25th March 2013

11. AUTHOR

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