

OFFICER DECISION RECORD 1 FORM

This form should be used to record Officer Decisions in Excess of £100k (but below the key decision threshold), or where required by Financial, Contract or other Procedure Rules or following formal delegation from Cabinet or a Cabinet Member or a Council Committee.

Decision Reference No: AHWB.029.2020 S106 Blaxton and Finningley Joint Playing Fields

BOX 1

DIRECTORATE: Adults Health and Wellbeing **DATE:** 18th August 2020

Contact Name: Author Donna Flicker **Tel. No.:** 01302 736410

Subject Matter: Section 106 Public Open Space Improvements, Blaxton and Finningley Joint Playing Fields

BOX 2**DECISION TAKEN**

1. To approve the allocation of £121,323.00 of Section 106 monies for joint playing fields improvement projects.
2. To include the scheme in the Council's Capital Programme
3. To approve scheme implementation.

BOX 3**REASON FOR THE DECISION**

To seek approval to use £121,323.00 of section 106 monies ring fenced to the Joint Playing Fields for improvements to the public open space. £69,868 is to be taken from the Station Road development in Blaxton (planning reference 12/01327/EXTM), £51,455 is to be taken from the Old Bawtry Road development (planning reference 13/01520/OUTM). The proposal is to make a grant of £121,323.00 to Blaxton Parish Council under a formal funding agreement.

Background

1. The Blaxton and Finningley playing field is situated in the South of Doncaster, covering an area of 9 acres between the villages of Blaxton and Finningley.
In September 2017 the new pavilion, supported by a Section 106 contribution from Doncaster Council, was completed and formally opened on Sunday October 22nd 2017. Since its opening

the building has allowed for more extensive use of the playing fields and tennis courts. The Public open space now comprises of:

- Junior Soccer organised by Finningley Harriers FC, comprising teams in the Under 6; Under 7; Under 8; Under 9; Under 10; Under 13 and Under 15 age groups.
- Adult Soccer organised by Finningley Athletic FC, 1 team at present.
- Cricket organised by Doncaster Town Cricket Club with their Juniors (Matting Wicket), 3rd and 4th Teams based at Finningley and occasional Ladies Team matches at Finningley.
- The Tennis Courts are in use throughout the summer by families. There was organised tennis coaching throughout the summer of 2018, which has resulted in looking at forming a Tennis Club. The Playing Field Association has appointed a tennis representative to its membership. They are also exploring winter opening.

In order to continue to offer good facilities to present and future users, the Playing Field Association (PFA) believes that it is necessary to improve the playing areas and supporting facilities. To achieve this, a number of things need to be done:

PLAYING AREAS. – THE JOINT PLAYING FIELDS

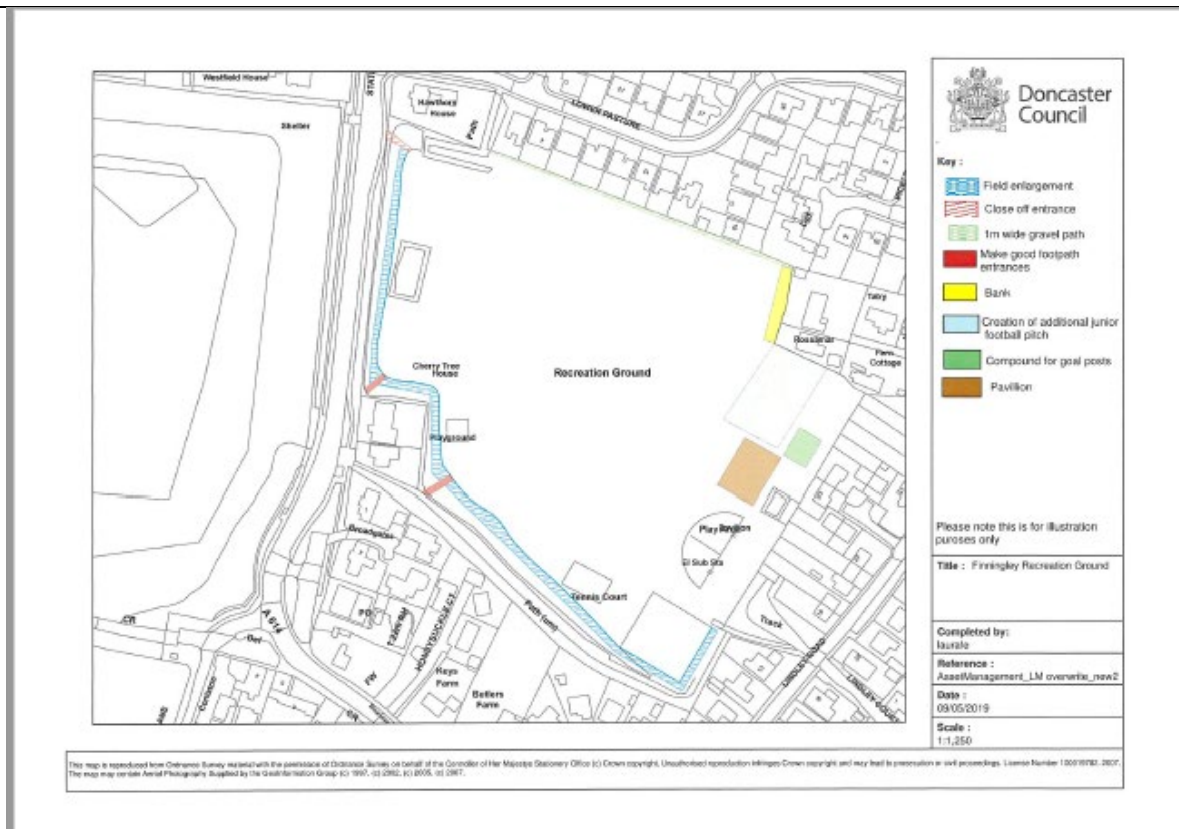
The number of Soccer teams using the field, all with different pitch size requirements, means that the PFA struggles to accommodate all age groups. Around the perimeter there are unused areas currently covered with bramble and bushes that, if recovered and made good, will allow for better use of the field to plan pitches. In addition, the adult pitch is currently the minimum permissible size for adult league games. A larger area would allow the pitch to be a more suitable size. The PFA are aware that the bramble and bushes do provide a natural habitat for wildlife and would not want to remove it all. They have taken advice from Doncaster Council Tree and Ecology Team and agreed 3 to 5 meters can sensibly be added to the playing areas.

The PFA also want to make the area between the pavilion and the extension of Chapel Lane more usable by levelling it and removing two or possibly all three of the Containers that currently take up space. A fenced off area (Compound) next to the pavilion to provide safe storage of goal posts and larger equipment will reduce the space currently taken up by containers and make this a usable area for training and possibly a small pitch.

£121,323.00 is ring-fenced to the site for a number of improvements:

FIELD ENLARGEMENT (Approximate costs £33,565 excluding VAT)

Enlargement of the field by removal of banks, bramble and self-set trees to allow more space for pitch areas; some fencing and pathway improvement; creation of a new compound to release containers and removal of 2 containers; creation of 1 metre inset from boundary wall on Lower Pasture to facilitate easier mowing and a hard-base path around the tennis courts.



PLAYING SURFACE IMPROVEMENT (Approximate costs £35,100 excluding VAT)

The cricket square is separately maintained by professional groundsmen. The remainder of the field would benefit from the same professional attention. The PFA see this as an opportunity not only to improve the playing surface but also to level out some of the humps and bumps on the field and make the field a more usable recreational area for the whole community – casual games, walking, running and general exercise.

The work would be undertaken to avoid as much disruption to normal use, over a period of 3 years to improve the playing surfaces by removal of weeds, improving the grass density and over time levelling the playing areas.

ADULT GYM EQUIPMENT (Approximate costs £16,692 excluding VAT)

The Parish Council and the PFA have received a number of requests over the past few years for adult gym equipment on the field. Adults currently exercise in the children’s play area (during school times when no children are about), where they improvise doing “pull ups” under climbing equipment or by using straps over the swing frames. The PFA would like to install a “free to use” ensemble of approved adult gym equipment between the tennis courts and basketball area. This would have a number of advantages, parents could use the adult gym equipment and at the same time keep an eye on younger family using the children’s play area.

- It would utilise a sloping area of the field that we would otherwise not use.
- It would provide a “warm-up” area for those waiting for a tennis court to become available.
- It would provide a facility for all adult age groups that currently doesn’t exist within easy reach of the two villages.

A further improvement is to re-house the gas metre. The contractor when building the pavilion chose to site the gas meter in the car park. It is unprotected from vandalism and a hazard to

parking vehicles. The proposal is to supply and fit a housing and protective barriers and relocate the meter into the pavilion compound or into the pavilion plant room. The quote for these works are £1,660.00.

The matting wicket was laid 20 years ago, it is now bordering on unfit for purpose and needs replacing, the quote for this is £3,841.25 excluding VAT.

Children's Play Area surface maintenance - the surfaces under the play equipment have been patched a number of times. New carpet overlay would cost approximately £7800.00. The proposed work would lead to a more resilient surface and minimal ongoing maintenance.

Painting of the Play area has been quoted at £1,460.00 excluding VAT.

3 years maintenance for the tennis court quoted at £4,200.

CCTV upgrade and new camera. Doncaster Council's CCTV suite has quoted £2,995 and they will be responsible for downloading footage.

Additional Parish Council fees for project managing delivery of the scheme amounts to £624 per annum, totalling £1,872.

Including an allocation of £12,138 (11%) for contingency, the total monies required to complete all these schemes amounts to £121,323.

The Parish Councils (Blaxton and Finningley) own the asset and currently maintain the grass and are responsible for maintenance. They currently pay for any maintenance for the play equipment, Streetscene inspect and charge the Parish Council. In relation to the new adult gym equipment, the Parish Council will be responsible for maintenance.

BOX 4

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Option one - Contribute the full amount of available S106 monies to delivering the scheme.

Option Two - Do not contribute any S106 monies to the project and risk the PFA not being able to deliver the improvements.

Recommended Option

Option One to deliver the scheme in full, the improvements to the playing fields will last for many decades and will optimise the sports and recreational activities that can be delivered from that site.

BOX 5

LEGAL IMPLICATIONS

It is appropriate that given the nature of the section 106 public open space obligations in the agreements relating to the planning permissions granted for Station Road and Old Bawtry Road

Blaxton and the policy reasons that the obligation was sought, that the commuted sum monies should be used as set out in box 3 of this ODR.

As regards the funding agreement under the Blaxton Parish Council both councils have the power to enter into the agreement under S111 Local Government Act 1972.

Name: _Adam Bottomley_____ Signature: By Email_____ Date: 24/08/2020__
Signature of Assistant Director of Legal and Democratic Services (or representative)

BOX 6

FINANCIAL IMPLICATIONS:

Section 106 Implications

Planning Reference 12/01327

There is currently a balance of £73,545.38, on the above planning reference, a commuted sum received in respect of a development at Station Road, Blaxton. Of this balance £3,677.27 is committed for administration, leaving £69,868.11 available to use on this project. This project seeks to use this balance in full, and if funding is approved a nil available balance will remain on this commuted sum.

Planning Reference 13/01520

There is currently a balance of £54,162.85 on the above planning reference, a commuted sum received in respect of a development at Old Bawtry Road, Finningley. Of this balance £2,708.14 is committed for administration, leaving £51,454.71 available to use on this project. This project seeks to use this balance in full, and if funding is approved a nil balance will remain on this commuted sum. This balance is already committed to the Play Area Improvement Project and is also time restricted, and should be spent by January 2023 or risk possible claw back from the developer.

Name: J Brogan Signature: SFM Economy & Environment Date: 24/08/2020

Signature of Chief Financial Officer and Assistant Director of Finance (or representative)

Capital

The approved 2020/21 Adults, Health & Wellbeing Capital Programme does not currently include this project.

This new addition to Adults Health and Wellbeing capital programme will need to be approved by Chief Financial Officer and the relevant director as per financial procedure rules B9. In line with financial procedure rules E15-18 relating to 3rd party grants, the relevant Director must ensure that the Council's interests are protected at all times and must be in a position to provide assurance that the detailed list of requirements have been met, or will be met, before any grant is made. Included in this list is the requirement to ensure that a formal legally binding agreement is in place between the Council and the body receiving the grant.

The capital cost for the improvements at Finningley and Blaxton for the joint playing fields improvement project, detailed in the report above will be £118k. Contingency has been included in this figure circa £12k at 11%. The proposed grant will be funded from section 106 monies.

There are 3 years maintenance costs for the tennis courts at circa £1k per annum, totalling £3k. Blaxton Parish Council will be fully responsible for the ongoing maintenance once completed.

The Capital 1 form was distributed to Capital and Major Projects board members for review, challenge and comment. No feedback was received that would prevent this scheme going forward for approval.

On approval of the report, the Capital Programme will be updated to include this project and a capital sub cost centre will be created and allocated for the project's use.

Name: Cheryl Slade Signature: C Slade/FM-AHWB Date: 28/08/2020.

Signature of Assistant Director of Finance & Performance

(or representative)

Signature of Chief Financial Officer and Assistant Director of Finance (or representative)

BOX 7

OTHER RELEVANT IMPLICATIONS

 N/A

Name: _____ **Signature:** _____ **Date:** _____

Signature of Assistant Director (or representative)

ANY IMPLICATIONS SENT TO DEPARTMENTS SHOULD GENERALLY BE SUBMITTED AT LEAST 5 WORKING DAYS IN ADVANCE TO ENSURE THESE CAN BE GIVEN THE RELEVANT CONSIDERATION.

BOX 8

EQUALITY IMPLICATIONS: (To be completed by the author).

We are aware of the Equalities Act 2010 and the Council's commitment to show 'due regard' to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act.

All Equalities issues will be considered during the delivery of the work and where practical and appropriate mitigation will be factored in.

BOX 9

RISK IMPLICATIONS: (To be completed by the author)

The Old Bawtry Road, Finningley Section 106 monies funds were received in January 2018 and are therefore due to 'expire' in January 2023.

BOX 10**CONSULTATION****Officers**

Strategy and Performance (Section 106) have been consulted during the development of these proposals.

Members

Elected Members and Finningley Parish Council and Blaxton Parish Council have been consulted regarding this project and are supportive.

BOX 11**INFORMATION NOT FOR PUBLICATION**

In accordance with the Freedom of Information Act 2000, it is in the Public's interests for this decision to be published in full, redacting only the signatures.

Name: Gillian Parker Signature by email Date: 13/11/2020

Signature of FOI Lead Officer for service area where ODR originates

BOX 12**BACKGROUND PAPERS**

Please confirm if any Background Papers are included with this ODR **YES/NO**
(If YES please list and submit these with this form)

**BOX 13
AUTHORISATION**

Name: Phil Holmes Signature : 

Date: 17/11/2020

Director of Adults Health and Wellbeing

Does this decision require authorisation by the Chief Financial Officer or other Officer

YES/NO

If yes please authorise below:

Name: Faye Tyas Signature:  Date: 17/11/2020

Assistant Director of Finance and Chief Financial Officer

Consultation with Relevant Member(s)

Name: _____ Signature: _____ Date: _____

Designation _____

Declaration of Interest YES/NO

If YES please give details below:

PLEASE NOTE THIS FORM WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE IN FULL UNLESS IT CONTAINS EXEMPT OR CONFIDENTIAL INFORMATION.

Once completed a PDF copy of this form and any relevant background papers should be forwarded to Governance Services at Democratic.Services@doncaster.gov.uk who will arrange publication.

It is the responsibility of the decision taker to clearly identify any information that is confidential or exempt and should be redacted before publication.