

CABINET – 3 SEPTEMBER 2003

TRINITY CHURCH RINGWOOD: USE OF DEVELOPERS' CONTRIBUTIONS

1. BACKGROUND

- 1.1 Trinity Church, Ringwood have made an approach for support in the provision of community facilities on their site, as part of a general refurbishment of facilities. The request is being considered in two parts. Firstly, an application for grant aid towards the church hall, which has been supported by the Leisure Portfolio Holder. The second part is this request is for the provision of a garden area adjacent to the hall.

2. THE SCHEME

- 2.1 Trinity Church lies between the Christchurch Road and the Quomp at the rear of the site. This provides a well used open walkway between housing and the shops / services of Ringwood.
- 2.2 It is already well used and is also a location where parents wait to collect children from school. The garden would support the community uses of the building but also provide a publicly accessible open area for general use during the day. Open space in this part of the town is limited.
- 2.3 It is estimated that the cost of the garden element is £20,000.

3. ASSESSMENT

- 3.1 There is a strong track record of community use with this site and there is local backing for the scheme. This would be an allocation direct to a third party, not the Town Council. Therefore whilst officers are supportive of the allocation, it would need to be subject to an Agreement with the Church, securing community use. It is suggested that this be for a term of at least forty years.
- 3.2 As with all developers' contributions schemes, there is a need to consider the comments of Planning and Leisure Services:

The Planning Services comments are:

- (a) Is the proposed scheme directly related to the development which it proposes to serve?

Yes, the proposed scheme is directly related to the developments which it proposes to serve.

- (b) Does the need for the scheme arise from the development and is it relevant to it?

Yes, funds were collected for schemes of this nature.

- (c) Does the scheme conform to the adopted Local Plan and Development Briefs for the areas and fall within the terms of the S106 Agreement?

Yes.

The Leisure Services comments are:

- (a) Can the scheme be shown to meet the needs of the people in the development area?

Yes, this provision will meet needs in the community that are not provided for at the moment.

- (b) Does the scheme complement or improve existing or planned facilities in the catchment?

Yes, there is nothing like it locally it is led by local demand.

- (c) Can the request be accommodated within the funds available, given the known and anticipated requirements within the area for which contributions are held?

Yes, funds are retained for other schemes and it is still within the initial allocation within the schedule.

- (d) Is the proportion of funding from contributions reasonable, given the nature of the scheme?

Yes, it is part of a very substantial overall project for which the Church needs to raise funds.

- (e) Is there financial need on behalf of the promoter of the scheme?

Yes.

4. FINANCIAL IMPLICATIONS

- 4.1 The total cost is £20,000. The suggested allocation is £10,000 from developers' contributions. The sum requested is well within the available sums and will not compromise future schemes. The management and maintenance of the garden will be undertaken by the Church.

5. CONSULTATION

- 5.1 The Town Council and local members are supportive of the recommendations.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 The scheme would improve the local environment of this site and make a contribution to community needs. The site is already in community use and is therefore a focal point for activity.

7. CRIME AND DISORDER IMPLICATIONS

- 7.1 The provision of amenity open space can attract anti social behaviour. However, it is anticipated that the location and securing of the site at night will help address any issues.

8. PORTFOLIO HOLDER COMMENTS

- 8.1 The Portfolio Holder supports the recommendations.

9. RECOMMENDATIONS

- 9.1 It is recommended that:

a) The sum of £10,000 be allocated from developers' contributions to enable the provision of a garden area at Trinity Church Ringwood.

b) The allocation be dependent upon:

i) the completion of a community use Agreement for a period of at least forty years and

ii) the detailing of the scheme being to the satisfaction of the Director of Community Services.

For further Information contact:
Martin Devine
Assistant Director of Leisure Services
Tel: 02380 285456
E-mail: martin.devine@nfdc.gov.uk

Background Papers:
None

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