

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting4th December 2014

1. Title of Item/Report

Ingleby Barwick Community Centre

2. Record of the Decision

Consideration was given to a report on a proposal to locate a community centre on village six, to land south of Barwick Lane, Ingleby Barwick.

In February 2010, a revised Development Brief for villages five and six at Ingleby Barwick was produced to guide developers and builders in preparation of detailed proposals for the final stages of development. This included a number of pocket parks for open space provision.

As a result of consultation, a desire for the consolidation of public open space, as opposed to 'pocket parks' was identified, so to maximise the visual effect and potential usage. It was proposed that village six could potentially incorporate a community centre, alongside this open space, at a confluence of cycle routes and a highly visible position for the growing community.

The area originally allocated for this community centre was along Barwick Green Lane which served as a major pedestrian and cycle link through the development connecting existing development to the east to the Heritage Park and Tees Valley.

Planning Permission was granted to Persimmon for residential development at Hazeldene / Ashbrook / The Rings subject to a planning obligation (pursuant to a section 106 agreement) to create an area of open space / play area and include an area of land to be retained for a proposed community facility. Persimmon was obliged, under that agreement, to transfer the open space and community land, to Stockton Borough Council (the Council) if so required.

Over time, it became apparent that the original site may not be the most advantageous for easy and safe highways access and surveillance of a community centre, and so the Council reviewed site options.

The Council identified an area of open space that would be acceptable

for residential development, within Persimmon's ownership, that was otherwise required to be set out as open space in accordance with the masterplan referred to above. Persimmon agreed, following negotiations with the Council, that in return for the grant of planning permission to build houses on this parcel of land they would allocate an equivalent area of land within the same site (known as the Sandgate / Sandview development) for the proposed community facilities. In accordance with this agreement Persimmon removed a section of land previously planned for housing development from their application for the Sandgate / Sandview development and identified it as being the site of the potential community centre, which was the Council's preferred location for such a facility. The proposal would also require a variation to an existing section 106 agreement with Persimmon for the release of the requirement to protect the original area for the community building and this whole area would remain as open space.

RESOLVED that:-

1. Officers be authorised to complete a title transfer of land from Persimmon to enable a community centre to be sited at the preferred location; by transferring the land to Ingleby Barwick Town Council (Town Council), subject to the Town Council securing planning permission and sufficient finance to build and maintain the community centre.
2. Capital monies of up to £50,000 be made available towards the provision of a Youth Café within the proposed community centre.

3. Reasons for the Decision

Given the heavy use of the community centre in Beckfields village and demand from local community groups for another, the creation of this community centre would support the growing population of Ingleby Barwick, creating better quality of place for the community. The centre will be a public space, creating more chances for face-to-face communication and interaction, and spaces for children and young people to play/meet.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

Midnight on Friday, 12th December 2014

Proper Officer
08 September 2014