

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL COMMUNITY PLANNING FORUM – 25 OCTOBER 2007

DEVELOPER CONTRIBUTIONS

Report by Depute Chief Executive/Executive Director of Corporate Support

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to (a) up-date the Local Community Planning Forum of developer contributions received in relation to Policy TLR5 – Sports, Leisure and Recreation Fund of the adopted East Ayrshire Local Plan; and (b) advise of grants made to community organisations from this Fund.

2. BACKGROUND

- 2.1 In April 2001, the Council's Development Services Committee adopted the East Ayrshire Local Plan which contains Policy TLR5:

'the Council will request all potential developers of residential sites comprising four or more houses to enter into a Section 75 Agreement with the Authority for contributions towards the provision of appropriate leisure and recreation facilities within the area to which the development relates. Contributions will be at a level to be agreed by the Council, based on the expected number of houses and the level of need in a particular area for particular facilities'.

- 2.2 This policy was supplemented in May 2003 by the production of Development Promotion Advice Note 11, relating to the establishment of a Sport, Leisure and Recreation Fund, designed specifically to set out procedures for the administration and distribution of funds generated through the application of the policy.
- 2.3 In practice, since 2003, 1% of construction costs are requested voluntarily from developers for four or more houses (including flats and farm conversions). The contributions are payable either via a Section 75 Agreement or prior to the release of planning consent. Since the establishment of the policy, approximately £1.1m of contributions have been received from developments throughout East Ayrshire which has assisted in facilitating a wide range of sports, leisure and recreation projects. More recently, at some meetings of the Local Planning Committees, Members have asked for contributions to be ring fenced for a particular project or for local use.

3. CURRENT POSITION

3.1 Outlined below are tables on a settlement-by-settlement basis within the Northern Local Planning Forum area, of all contributions received from developers to date and the projects to which funding has been awarded:

Stewarton

Developer	Site Address	Contribution	Award
Travis Homes	Bridgend	£5,000	Stewarton Woodland Action Trust - £5,000
John Henry Homes	Bridgend	£31,000	Leisure Services - for upgrade of play facilities at Robertland
Springfield Homes	Robertland Mill	£5,000	Stewarton Woodland Action Trust - £5,000
George Wimpey	Dalry Road	£48,000	
Currie & Simpson	Cutsburn Road	£5,624	
C & G Properties	Cutsburn Road	£3,386	
J Nisbet	Magbiehill Farm	£4,000	
John Dickie Homes	Old Glasgow Road	£50,000	Stewarton Tennis Club - £50,000
Rockwood Homes	Rigg St/Brown St	£6,200	
LPM Ltd	6-8 Brown St	£4,800	
R Menzies	Chapelton Mains Farm	£3,530	
	Total	£166,540	

Dunlop

Developer	Site Address	Contribution	Award
Dickie & Moore	Parkhead, Newmill Road	£40,000	Dunlop Village Hall
Dickie & Moore	Newmill Road	£18,380	
	Total	£58,380	

Kilmaurs

Developer	Site Address	Contribution	Award
Hope Homes	Crofthead Road	£5,000	Award in principle to Kilmaurs Tennis Club - £5,000
Hope Homes	Fenwick Road	£2,500	Award in principle to Kilmaurs Tennis Club - £2,500
	Total	£7,500	

Waterside

Developer	Site Address	Contribution	Award
Castle Developments	Main Road	£2,500	

Laigh Fenwick

Developer	Site Address	Contribution	Award
ATD Developments	Kilmaurs Road	£8,000	

Moscow

Developer	Site Address	Contribution	Award
Mr Thomson	Dykescroft Farm	£4,000	Ringfenced for Moscow Community Hall
ATD Developments	East Raws Farm	£4,000	Ringfenced for Moscow Community Hall
	Total	£8,000	

Darvel

Developer	Site Address	Contribution	Award
Taurus Construction	Main Road/Temple St	£2,752	
Drumbow Homes	Jamieson Road	£15,000	Darvel Skateboard Club - £5,000 Darvel Improvement Group - £10,000
Drumbow Homes	Jamieson Road	£50,000	Leisure Services – for play equipment at Hutchison Drive
Carelton House Ltd	West Donnington St	£10,000	Darvel Skateboard Club - £7,000 Darvel Music Festival - £3,000
	Total	£77,752	

Newmilns

Developer	Site Address	Contribution	Award
Howie	Dalwhatswood Farm	£4,500	Newmilns Snow & Sports Centre - £2,000

Galston

Developer	Site Address	Contribution	Award
Murdoch Property Developments	Erskine Hall	£1,900	
Glenconner Homes	Cemetery Road	£6,000	Ringfenced for new/existing play areas
Lumax homes	Wallace Street	£4,000	
Strathmore Holdings	Titchfield Street	£4,500	
KG Building Ltd	Brewlands Street	£6,000	Ringfenced for footpath link to St Mary's Playing Fields
Murdoch Property Developments	Cessnock Road	£3,000	
	Total	£25,400	

- 3.2 It is worth noting, that contributions are currently voluntary and there are a number of developments under construction where developer contributions will be payable on issue of the first completion certificate. In addition, there are a number of planning applications currently being determined where developer contributions are being sought.
- 3.3 Grant applications to the Sport, Leisure and Recreation Fund can be made by formally constituted community group for capital costs associated with sports, leisure or recreation projects. On receipt of a formal application, an assessment process will be carried out and consultation undertaken with all elected members in the appropriate ward. The Head of Planning & Economic Development and the Head of Leisure Services have delegated powers to approve grant awards.

4. Community Planning Implications

- 4.1 The Sports, Leisure and Recreation Fund supports the aspirations of Improving Health and Improving the Environment themes within the Community Plan.

5. Recommendation

5.1 The Forum is asked to note the contents of this report.

Elizabeth Morton

Depute Chief Executive/Executive Director of Corporate Support

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4 October 2007

BACKGROUND PAPERS – NIL

Any person wishing further information on this report should contact Alison Brown, Developer Contributions Officer on Tel No (01563) 576253.

Implementation Officer: Alan Neish, Head of Planning & Economic Development