

Q/0314/16

PARK GATE

HOMES AND COMMUNITIES
AGENCY

DEED OF VARIATION TO SECTION 106 AGREEMENT DATED 13 FEBRUARY 2006
RELATING TO LAND AT COLDEAST BRIDGE ROAD PARK GATE (PLANNING
REFERENCE: P/05/0858/VC)

FORMER COMMUNITY HALL COLDEAST PARK GATE

Report By

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Introduction

The above legal agreement secured the provision of a number of community facilities for the Lot 1 development at Coldeast (P/05/0858/VC refers), including the transfer of the former community hall to the Council and the provision of a children's play area sited to the rear of the hall.

Planning Considerations - Key Issues

Development proposals at Coldeast date back to 1998. It was a requirement of the Lot 1 planning permission that the community hall was to be put in good repair and transferred to the Council for community facilities at Coldeast. As time has passed, there is no longer a need for the building as it does not meet modern requirements/standards and needs and alternative community facilities have been provided elsewhere on the site secured through the more recent Lot 2 development(P/12/0299/FP refers).

As a result of the forgoing, the community hall has not been transferred to the Council and is currently in disrepair and causing security and health and safety issues. The developer is seeking confirmation that the building can be demolished.

The original planning permission also required the developer to provide land for and layout a Local Equipped Area of Play (LEAP) sited behind the community hall. The planning permission granted for additional housing at the Coldeast site in recent years provided an opportunity for the Council to consider more broadly how play facilities were provided at the site. As a result a larger fully equipped play area was secured as part of Lot 2 development on the Coldeast site. In light of this there is no longer considered a need for the play area to the rear of the hall;; the new facility will have an improved location benefitting from passive surveillance.

The Homes and Communities Agency (owners of the land) and Miller Homes (developer) are seeking a deed of variation to the legal agreement, on the following basis:

I. Demolition of the community hall; the developer to pay for the demolition, (with evidence of demolition costs as reasonably required) and transfer to the Council the balance of monies set aside for repairs to the building which should be put towards community facilities at Coldeast.

II. Pay to the Council the sum equivalent to the provision of the play area within 28 days of the demolition of the community hall. The monies to be put towards community facilities at Coldeast.

III. The Homes and Communities Agency to submit an outline planning application to the Council within a period to be agreed for the provision of starter homes or other affordable housing on the site of the community hall.

IV. The land comprising the community hall and play area to be transferred to the Council upon the approval of the outline application or within a period to be agreed.

V. The Council to commence development of the site for affordable housing within a period of 5 years from the Transfer date. Where this is not achieved, the Council will return the site to the Homes and Communities Agency.

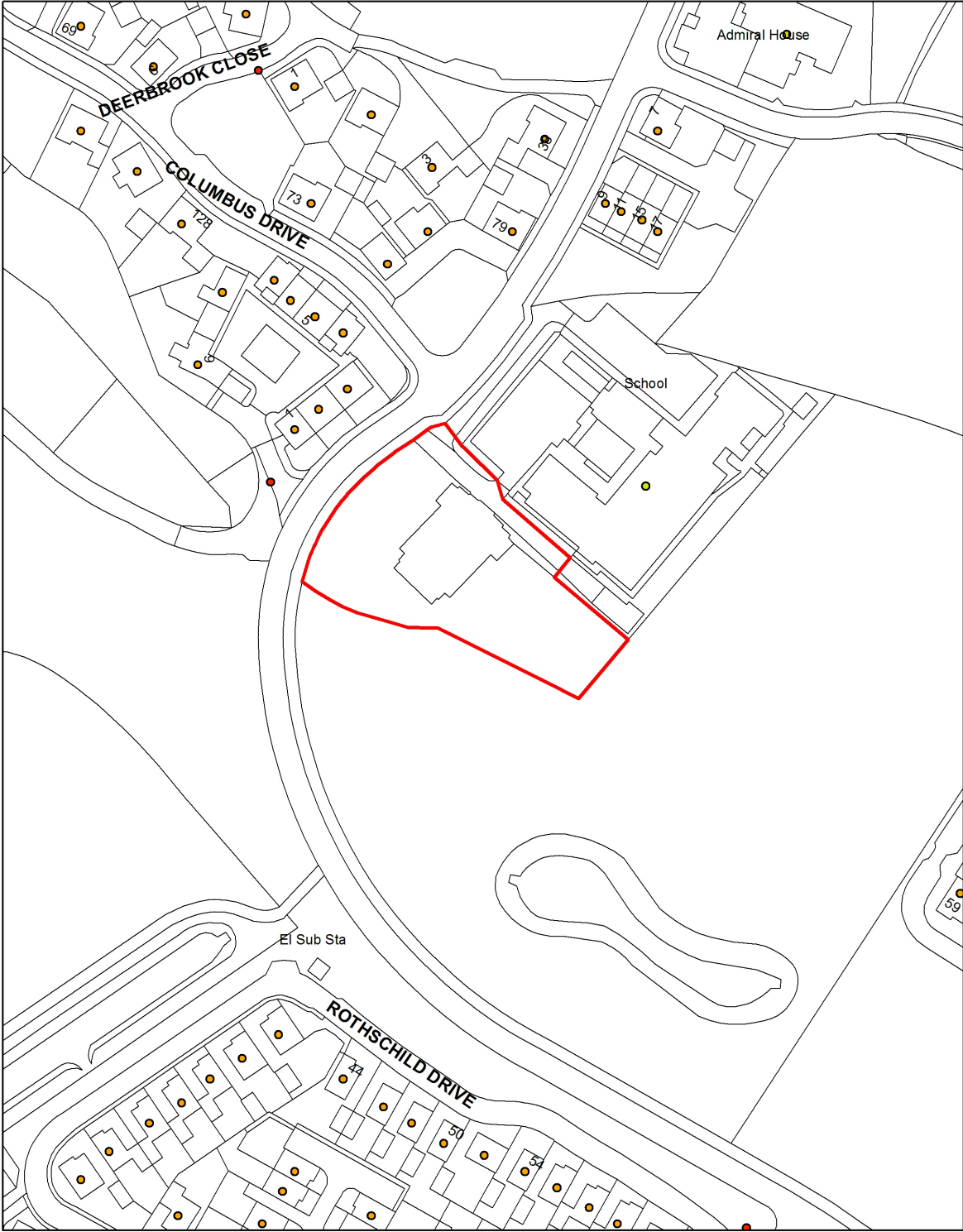
The above approach to develop the community hall site for residential development is endorsed by the adopted Former Coldeast Hospital Development Brief.

Recommendation

That Members authorise the deed of variation as set out at Points I-V in the Officers report above.

FAREHAM

BOROUGH COUNCIL



Former Community Hall
Coldeast Park Gate
Scale 1:2,500



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