

CABINET MEMBER DECISION



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Decision:

That the proposed amendment to the funding allocation criteria in respect of the Empingham Road Playing Fields Section 106 Agreement is approved.

(1) Details of Decision

To seek an amendment to the funding allocation criteria in respect of the S.106 allocation at Empingham Road Playing Field Stamford.

(2) Considerations/Evidence

In June 2021 Cabinet approved the distribution of S.106 funds for the improvement of sporting facilities at Empingham Road Playing Fields. The funds were received through a S.106 Planning Agreement relating to planning consent (S12/0864), granted for a sustainable urban extension at Stamford West including residential and affordable housing, a business park and a local centre, associated highways improvements, pedestrian and cycle links, landscaping, and open space.

The S.106 monies were required to be used to “*provide, enhance, or upgrade the existing sports facilities at the Empingham Road Playing Field*”.

Organisations who use or occupy the site were invited to make a request for funds. Proposed projects had to meet the criteria set out in the S.106 Agreement.

Approval was given to the following awards of funding.

		Approved S106 Contribution
Stamford Indoor Bowls Club		£18,947.21
Stamford Outdoor Bowls		£2,289.00
Stamford Rugby Club		£228,900.13
Stamford Lions Club		£3,347.66
TOTAL		£253,484.00

Following the Cabinet approval, funding has been allocated to Stamford Indoor Bowls Club, Stamford Outdoor Bowls and Stamford Lions Football Club. The freehold of the Playing Fields has also transferred to Stamford Town Council, responsibility for distribution of S.106 monies has remained with SKDC.

The only remaining recipient for funding is Stamford Rugby Club. The original intention of the allocation was to provide a funding contribution towards the provision of a new clubhouse. However, progress on this matter has been slow and has been further hindered by limited progress in securing a new lease with Stamford Town Council. At the time of writing this report, no lease or building licence was entered into with the Rugby Club, as originally approved, prior to the transfer of the site to the Town Council. Negotiations are ongoing with the Town Council for the grant of the new lease the Club require to move forward with their plans.

The original grant of funding to the Rugby Club was based on a new Club House being built and the existing Club House being demolished. The Club are still fully focused on improving facilities however, since the original funding allocation, there has been substantial inflation within the construction sector, which has negatively impacted on the Club's ability to fund a completely new building. Contingency plans have now been put in place for a complete refurbishment of existing built and playing facilities.

To assist the Club, it is now proposed that the original allocation criteria be varied to allow the S.106 monies allotted to the Rugby Club, to be used to 'upgrade existing facilities in addition to the building of new facilities.

The original Cabinet made provision for £55k to be allocated to the provision of new play equipment for the adjacent Lonsdale Road Play Area. There is currently no requirement for new equipment, and it is proposed that this allocation be transferred to the Rugby Club's project, the original allowance having been effectively reduced by high inflation since the original Cabinet Decision.

(3) Reasons for Decision:

To allow the Rugby Club to spend the funding allocated to them on a qualifying use, which is currently restricted by the current wording of the Key Decision.

To ensure that there is sufficient time available to ensure that all remaining S.106 funds can be distributed.

Conflicts of Interest

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded).

None

Dispensations

(Any dispensation granted by the Monitoring Officer in respect of any declared conflict of interest to be noted).

None

Decision taken by:

Name: Councillor Phil Dilks
Cabinet Member for Planning

Date of Decision: 19 August 2024

Date of Publication of Record of Decision: 19 August 2024

Date decision effective (i.e. 5 days after the date of publication of record of decision unless subject to call-in by the Chairman of an Overview and Scrutiny Committee or any 5 members of the Council from any political groups):

28 August 2024