



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**


Officer Delegated Decision

21/11/2025

Emma Whittaker
Assistant Director – Planning & Growth

Distribution of S106 monies to Ancaster parish Council

Phil Jordan, Development Management & Enforcement Manager

 phil.jordan@southkesteven.gov.uk

Decision made by:	Emma Whittaker, Assistant Director – Planning & Growth
Decision:	To approve the expenditure of the section 106 funds totalling £66,313.20 for refurbishment Ancaster playing fields and village hall from S106 agreement S20/1169.
Public or Exempt:	Public
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Paragraph 20 (Management of Services) in Part 3(c) (Responsibility for Functions – Officer Delegated Powers) of the Council’s Constitution provides the Assistant Director with the authority to take this decision

1 Implications

Taking into consideration implications relating to finance; and legal and governance, the following implications have been identified:

Finance

- 1.1 There is sufficient monies being held in the s106 reserves in order to fund to refurbish Ancaster playing fields and village hall.

Completed by: *David Scott – Assistant Director of Finance and Deputy s151 officer*

Legal and Governance

- 1.2 There are no significant legal or governance implications arising from this decision. The Assistant Director has the necessary authority to take this decision as set out above.

Completed by: *James Welbourn, Democratic Services Manager*

2 The Purpose of the Report

- 2.1 Ancaster parish Council has requested the balance being held for Section 106 S20/1169, totalling £66,313.20 towards two projects within Ancaster.
- 2.2 The first project for the sum of £38,205.74 which will contribute towards the replacement of play equipment and enhancement of the play area surfacing, due to the age of the equipment at Ancaster Playing fields.
- 2.3 This will be to upgrade both the under 5's and older children's play areas. The under 5's area will be provided new fencing, 5 pieces of play equipment and new grass guard tiles. The older play area will benefit from removal of all existing equipment to be replaced with swings and tree top tangle trail, including new grass guard tiles.
- 2.4 The second project for the sum of £32,039.00 will be to alter the entrance and toilet area to the annexe in the village hall. The works will include alterations to heating, plumbing and electrics.
- 2.5 The total cost of the combined projects will be £70,244.74 with the short fall of £3,931.54 being met by the Parish Council reserves,
- 2.6 Planning permission for the changes to the Parish Hall Annex has been approved under planning reference S25/0663 granted 1st July 2025.

- 2.7 Ancaster Parish Council have provided evidence of acquiring 3 quotations for the work to support the need for the requested balance.
- 2.8 SKDC is in receipt of £66,313.20 from Section 106 agreement S20/1169 which was received 12th February 2025.
- 2.9 The relevant clauses within the S106 agreement S20/1169, specify the following conditions for the spend of funds:
- Page 6 of the agreement "Community Contribution" means the sum of Fifty-Six Thousand Four Hundred and Forty-Eight Pounds (£56,448.00) (adjusted by the Indexation Factor) towards community facility improvements and expansion at the Ancaster Village Hall and/or the Ancaster playing field and pavilion serving the Development

3. Available Options Considered

- 3.1 No other projects or bids for the funds have currently been received, as stated in the terms of the S106 agreement the proposed use of the S106 contribution to fund the delivery of the works complies with the terms of the planning obligation.

4. Reasons for the Decision(s)

- 4.1 The proposed projects have been considered to meet the requirements of the S106 funding specified within the agreements S20/1169. No other competing projects or schemes have been submitted.

Signed by: **Emma Whittaker**

Dated: **21 November 2025**