

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 10th FEBRUARY 2022
title: CHIPPING CHILDRENS PLAYGROUND
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
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1. PURPOSE

- 1.1 To seek authority from Members to release Section 106 contributions to Chipping Parish Council to facilitate improvement works at the playground in Chipping.

2. BACKGROUND

- 2.1 When full planning permission was granted to redevelop Kirk Mill (ref: 3/2014/0183) there was an associated Section 106 Agreement. This agreement was varied in 2017 (ref: 3/2017/0903) and included a contribution of £23,598.72 to provide an off-site play area within the vicinity of the development.
- 2.2 The contribution was split into three trigger points as follows:
- 45% prior to the occupation of the 12th dwelling (Parcel 3)
 - 45% prior to the occupation of the 24th dwelling (Parcel 3)
 - 10% prior to the occupation of the 1st dwelling (Parcel 4)
- 2.3 To first contribution of £10,619.42 (the first 45%) was received by the Council in November 2020. The second contribution of £10,619.42 (the second 45%) was received by the Council in December 2021.

3. PROPOSAL

- 3.1 The only current equipped children's playground in Chipping is close to the Village Hall and is managed and maintained by Chipping Parish Council. This existing play area is close to the development site from which the contribution was secured and needs updating. Utilising the contribution on this play area ensures that a suitable off-site play facility is provided within the vicinity of the new development.
- 3.2 The Parish Council are proposing to refurbish the children's playground commencing with the replacement of the largest unit (which is a climbing frame with slide). The proposal includes the installation of a bespoke climbing unit with slide and net bridge.
- 3.3 The Parish Council engaged with several suppliers of equipment for children's playgrounds, however given COVID 19 some suppliers ceased to trade or did not have staff to engage with the Parish Council. The Parish Council secured detailed quotes from two companies following site surveys.
- 3.4 In accordance with Ribble Valley Council's Contract Procedure Rules, for a scheme of this value, at least four written quotes for the work have been sought. The Parish Council sought to obtain quotes and due to the pandemic could only secure two quotes. The Parish Council have chosen to proceed with KOMPAN which met their criteria for appropriate play equipment (number of users (40+); Age range for play (4-12+); number of play features (20+) and durability of the equipment (lifetime warranty and availability of parts).

- 3.5 The quote from KOMPAN was £30,000 which exceeds the S106 contribution secured however the Parish Council have engaged with Sport England and are engaging with local and national charities to build funds to enable the full refurbishment to proceed.
- 3.6 Members may recall that in May 2021 authorisation was sought to passport the first contribution (£10,619.42) to the Parish Council. This money was paid to the Parish Council on 17th January 2022. This report relates to the second payment.
- 3.7 The first phase of the playground refurbishment has been completed and KOMPLAN have invoiced the Parish Council for £30,293.53 in total, including VAT. The first invoice has been paid and the second one is now due.

4. RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The £10,619.42 commuted sum was received by the Council in December 2021 and as such there are existing sufficient funds for part of the project.
- Technical, Environmental and Legal - The project would accord with the stipulations of the legal agreement.
- Political - N/A
- Reputation - The provision of improved play facilities in Clipping is a benefit to the Village and accords with the purpose of securing such contributions as part of new residential developments.
- Equality and Diversity - N/A

5. **RECOMMENDED THAT Committee**

- 5.1 Authorise payment of £10,619.42 to Chipping Parish Council, for the completion of the play area improvements set out within paragraph 3.2, within 28 working days of the date of this Committee.



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