

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 7<sup>th</sup> DECEMBER 2023  
 title: BARROW PLANNING OBLIGATION  
 submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
 principal author: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

### 1. PURPOSE

- 1.1 To seek authority from Members to release Section 106 contributions to Barrow Parish Council to facilitate improvement works to one of the footpaths in Barrow.

### 2. BACKGROUND

- 2.1 When full planning permission was granted to erect 21 dwellings on phase 5 of the housing site the southwest of Barrow and west of Whalley Road, Barrow (ref: 3/2019/1085) the associated Section 106 Agreement including the following:

#### Off Site Recreation Contribution

“Off Site Recreation Contribution” means the sum of £13,469.49 payable for Off Site Recreation facilities in Barrow/Whalley calculated by reference to the number of bedrooms of a dwelling and to be made available to Barrow Parish Council for improvements to recreational facilities including but not limited to:

- Replacement noticeboard at Trafford Gardens
  - Revamp of the planting areas at Trafford Gardens
  - Purchase of new and replacement benches around the village of Barrow
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- Repairs to footpaths around the village of Barrow
  - Work to improve the small seating area on Whalley Road outside the Application Site
  - Work to improve the play surfaces at Barrow Playing Field
  - Purchase of replacement benches and picnic tables at Barrow Playing Field
  - Installation and maintenance of public access defibrillators in the village of Barrow
- 2.2 The contribution was received last year, and Barrow Parish Council were contacted to establish how they intend to utilise the contribution.
- 2.3 In June this Committee authorised the payment of £2,960 to Barrow Parish Council to purchase picnic tables and benches to replace those currently installed on Barrow playing fields, which are owned by the Parish Council.

### **3. PROPOSAL**

- 3.1 The Parish Council have contacted the LPA again to seek the utilisation of some of the remaining S106 contribution to improve the Barrow Primary School footpath. The school footpath leads from the car park at the rear of Old Row, (which is leased by the Parish Council from RVBC), is used by children and adults as they start and finish the school day and by the residents whose houses back on to the path.
- 3.2 Whilst Ribble Valley Council's Contract Procedure Rules, for a scheme of this value, do not require written quotations Parish Council have obtained and provided two quotes.
- 3.3 The Parish Council chose to opt for the slightly higher quote on the basis that the works included a 10-year guarantee. The quote is for £4,692.00 including VAT. The works were completed in late August 2023, just in time for the start of the new school year. Weeks earlier the Parish council engaged a contractor to trim the hedges running parallel to the footpath. This is routinely maintained by the Council's Lengthsman. The works have already been paid for by the Parish Council.

### **4. RISK ASSESSMENT**

- 4.1 The approval of this report may have the following implications:
- Resources – The £13,469.49 commuted sum was received by the Council on 25<sup>th</sup> November 2022. With £2,960 already allocated there is still existing sufficient funds for the works
  - Technical, Environmental and Legal - The project would accord with the stipulations of the legal agreement.
  - Political - N/A
  - Reputation - The provision of improved facilities in Barrow 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 £3,910 to Barrow Parish Council, for the footpath works set out in paragraph 3.1. The figure excludes the VAT which the Parish Council can claim back.

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DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING