

AGENDA ITEM: 8

Page nos. 17 – 19

Meeting	Cabinet Resources Committee
Date	4 November 2004
Subject	Works at: Stoneyfields Park, Glebelands Open Space and Highlands Gardens (S106 funding)
Report of	Cabinet Member for Environment & Transport
Summary	This report seeks approval to undertake Section 106 funded work at Stoneyfields Park, Glebelands Open Space and Highlands Gardens.

Officer Contributors	Matthew Mardling, Principal Greenspaces Manager
Status (public or exempt)	Public
Wards affected	Hale, Woodhouse, High Barnet.
Enclosures	None
For decision by	Cabinet Resources Committee
Function of	Executive
Reason for urgency/exemption from call-in (if appropriate)	N/A

Contact for further information: Matthew Mardling 020 8359 7823

1. RECOMMENDATIONS

- 1.1 That the improvement works at Glebelands Open Space be added to the 2004/5 Environmental Services Capital Programme**
- 1.2 That the improvement works at Stoneyfields Park, and Highlands Gardens be added to the 2004/5 Greenspaces revenue budget.**
- 1.3 That the works be funded from the Section 106 Agreements detailed in the report.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 Working towards the Council's priority of "a cleaner, greener borough".

4. RISK MANAGEMENT ISSUES

- 4.1 If five years elapses from the date payment of the relevant S106 contribution is made to the Council and the contribution is left uncommitted or unspent within that time frame, then the contribution will have to be returned to the developer with interest.
- 4.2 The Glebelands is made up land of uncertain condition. Trial pits will be necessary to determine the viability of the work. Should the ground prove unsuitable for a permanent drainage system, then surface drainage will be installed. This will be less expensive but have a shorter effective life.

5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 The S106 funding availability is as follows:
 - Stoneyfields Park (Revenue) £20,000
 - Glebelands (Capital) £75,200
 - Highlands Gardens £20,000
- 5.2 These works will serve to enhance the life span and utility of existing features.
- 5.3 A legal agreement exists obliging the Council to let three sports pitches at Glebelands Open Space, on a seasonal basis to Finchley Rugby Club, for a period of 23 years from October 1995. The agreement is silent as to the required condition of the pitches, though the current condition is a cause of contention.

6. COMMENTS, IF ANY, OF THE COUNCIL'S STATUTORY OFFICERS (HEAD OF PAID SERVICE, CHIEF FINANCE OFFICER, MONITORING OFFICER)

6.1 None

7. BACKGROUND INFORMATION

Three Section 106 agreements provide the funding required for the improvement of local Greenspaces, and the proposed work:

- 7.1 A section 106 agreement, ref DEV2.57685.GXL/SJC made between the Council and Laing Homes Limited dated 29 March 2004 in relation to the development of 2,4,6 Gibbs Green, planning application ref W06662F/03, secured a £20,000 contribution towards the improvement and enhancement of public open space within the Hale Ward. The following works are proposed:
- 7.1.2 Refurbishment of the Stoneyfields Park play area to enable it to be reopened to the public with some up dated equipment at an estimated cost of £15,000. The remainder to be used to refurbish the adjacent picnic area and make safety improvements to the lake and stream banks. Plus the installation of a 'five-a-side' pitch.
- 7.2 The development by Barratt Homes Ltd of the former T A Cadet Centre off High Road., planning application C01098C (Reference DEV2. 55492. gxl), set aside £83,000 for works on the Glebelands open space. £7,800 has already been allocated for essential tree work.
- 7.2.1 From the remainder £69,000 will be used to provide permanent drainage to the sports pitches. These currently become very water logged resulting in them not being capable of being played on through out the normal season.
- 7.2.2 A new metal rail will be installed to prevent unauthorised vehicular access to the sports pitches at an estimated cost of £6200.
- 7.3 The development of 43-55 Bulwer Road, EN5 5EU, planning application N13387/02 (reference DEV2.56749.GXL.vf) provided £20,000 for the improvement of Highland Gardens in High Barnet Ward. The contribution is to be used specifically for the restoration of the historic water feature which runs the length of the park adjacent to Highland Gardens.

8. LIST OF BACKGROUND PAPERS

8.1 None.

MO: POJ

BT: BH