



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Carole Mulroney
Vice Chairman: Cllr Helen Robertson
Town Clerk: Paul Beckerson

Notice is hereby given of a meeting of the **Leisure Development Sub-Committee** of the Leigh-on-Sea Town Council will take place on **Monday 14th November 2016, Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30 pm**, when it is hoped to transact the following business:

AGENDA

1. ELECTION OF CHAIRMAN
2. APOLOGIES FOR ABSENCE
3. DECLARATION OF MEMBERS' INTERESTS
4. NOTES OF THE SKATE PARK PDG 2nd September 2016 (Appendix 1) WITH REPORTING FROM:
Cllr Bowden
Peter Horrocks
David Watson
Cllr Robertson
5. REPORT 2615 (Appendix 2)
6. REPORT FOLLOWING MEETING WITH SBC

This will be presented at the meeting
7. REPORT FOLLOWING ANNUAL INSPECTION OF SKATE PARK

This will be presented at the meeting

Paul Beckerson
Town Clerk
8th November 2016

Any member who is unable to attend the meeting should send their apologies before the meeting.

Notes of Skate Park PDG 2 September 2016

Present:

Cllrs Morgan (VM), Owen (RO), C Mulroney (CM), Robertson (HR) and Rosier (VR)
David Watson (DW) and Pete Horrocks (PH)
Apologies - Cllrs Bowden (KB) and Parker (CP)

1. Progress

RO reported that KB had contacted Veolia regarding funding. Projects had to be under £250,000 in value and the maximum grant was £50,000 for a scheme which met their criteria.

Action - KB to prepare a note of her discussions to inform report to Sub-Committee

RO had spoken to a local surveyor regarding the land south of the road. His view was that a surface as used in the car park would be appropriate.

2. Planning

Planning permission would be required for the land south of the road. A survey would also be needed even if there was no or minimal ground disturbance. CM advised that the methodology of such survey should be agreed in advance with SBC to avoid conflict of opinion.

CM advised that the Borough Local Plan was shortly to be prepared and with SBC advice it could be appropriate to seek a designation for the site in the Plan for low level leisure uses as proposed.

Action -

1. PH to draw up a plan of potential area
2. DW would provide the survey and costing information he had obtained.
3. Town Clerk would be requested to accumulate the historic data on the current skate park including lottery and planning paperwork.¹ Also to locate the response from SBC re their use of other land to the north of the road. Any omissions in the documentation to be sought from SBC.
4. CM to ascertain planning and other history of the land south of the road.

3. Lottery issues

Action - CM to investigate as to the criteria under which the current skate park was constructed and the possibility of further funding for an enhancement.

4. Form of development

The Group discussed the various sports which could be accommodated south of the road for all capabilities. As the land was green belt there would be no substantial building however recreational use was supported by green belt policy and SBC's policy for green space, Leigh being specified therein as deficient.

Potential uses were (not exclusive)

Football pitches

Petanque

Beach Volley Ball

BMX track

Adventure trail

Basketball / Netball

Plus other public suggestions especially from disabled groups

There could also be areas for informal picnic/barbecue use

The Group agreed that a consultation should be launched in due course to ascertain local views. This would be contained within the next LTC News.

¹ The online planning register does not carry any documentation

5. Project programme

The development would need to be phased in conjunction with the improvements/extension of the existing skate park site.

This would be a major project and it was important that a Business Plan be drafted to guide the development and its budgeting.

6. Meeting with SBC New Administration

General interest and support from the previous administration had been given. However with the change of administration it was felt necessary to meet with the Council Leader and relevant Portfolio Holder to ensure that such support continued

Action - CM to contact the SBC Chief Executive to arrange a meeting²

LTC needed to prepare fully for this meeting with a clear idea of the site area/uses (subject to later consultation) extent of allowable development and proposals for management.

7. Funding

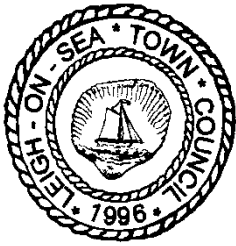
There were various sources of funding including the Lottery. It was noted that the former Chairman had given an undertaking that the proposals would not add to the Council Tax precept.

Action - HR would investigate funding sources such as individual sport organisations/Sport England/local businesses and any other relevant sources.

8. Sub-Committee meeting

A meeting would be arranged for 29 September to consider the outcome of the investigations, subject to it being possible to have the meeting with SBC in advance of that date.

² This has been done and the Chief Executive is arranging for a meeting to be organised



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Carole Mulroney
Vice Chairman: Cllr Helen Robertson
Town Clerk: Paul Beckerson

REPORT 2615/PB

PRECIS OF CURRENT SKATE PARK LEASES NOVEMBER 2006 & FUNDING DETAILS

There are two leases relating to the Skate Park, one for the western end and a second for the eastern end. The reason being that sometime ago there were plans to extend the Refuge Tip and the eastern end of the park might have been needed for this expansion. The lease plans are reproduced in appendix 1 and appendix 2 of the report.

The leases are for a twenty five year term which commenced on 13th November 2006 and therefore runs to 12th November 2031 (15 years left). The rent for both leases is £25 per annum (£50 in total).

The permitted use is as a youth playground providing a skateboard park, basketball pitch, seating area and other such facilities and uses as are consistent with the use of the premises as a youth playground, as the Landlord may approve such approval, not being unreasonably withheld or delayed.

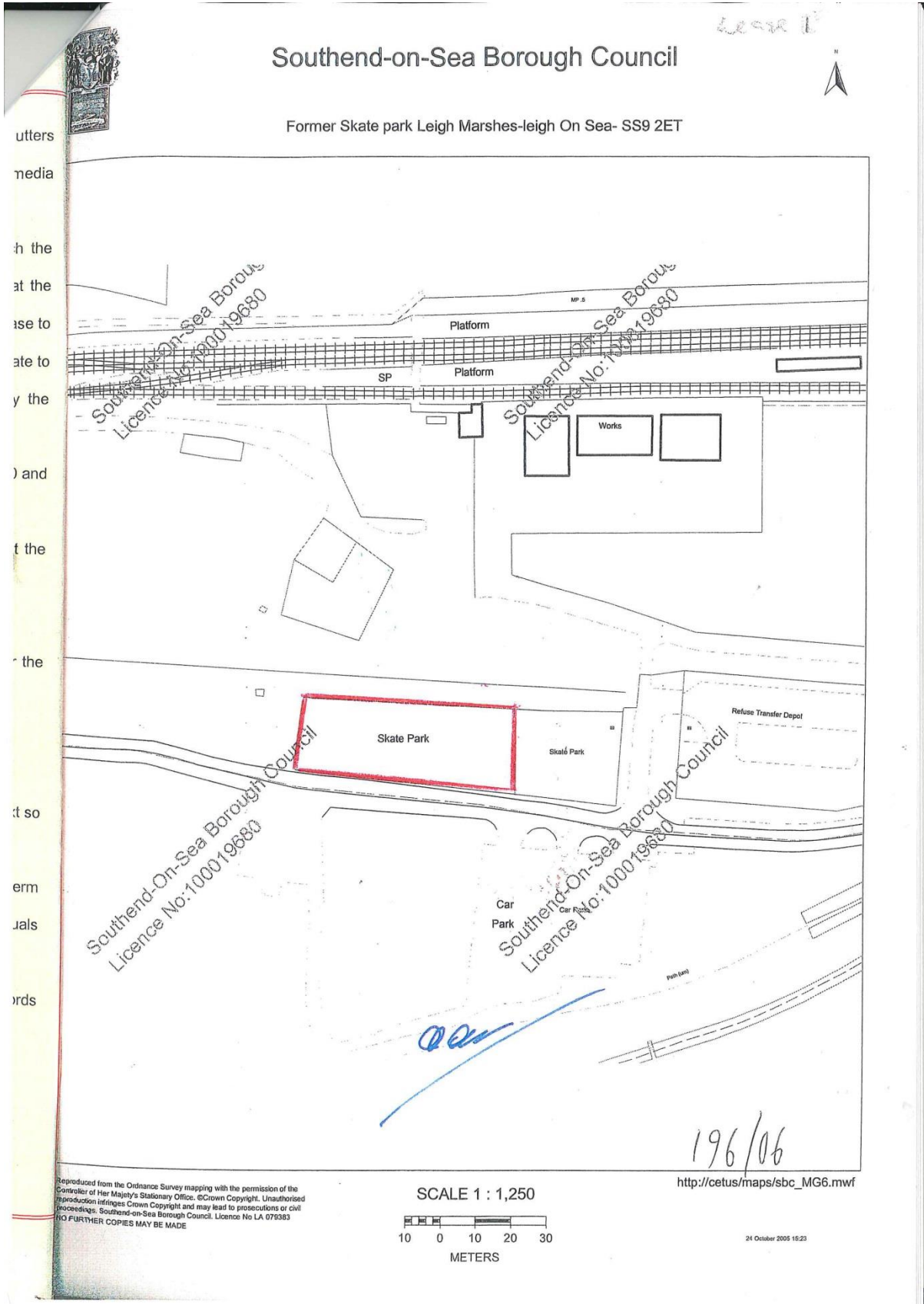
- LTC is responsible to pay all rates, taxes and duties applicable (there are none) and to pay for all utilities (electrical supply).
- To be responsible for all repair and cleaning within the park.
- Not to construct buildings on the park or allow caravans.
- Any connections to supplies must be part of a plan submitted and approved by the Landlords.
- LTC will execute any works that must comply with the law and be responsible for any penalties etc. that may arise from such works.
- To permit the Landlord to inspect and require repairs to be undertaken to the Landlord's satisfaction within 2 months.
- To contribute a fair proportion of costs regarding all party matters, sewers and access.
- The lease cannot be assigned or underlet.
- Do not cause a nuisance, annoyance, disturbance, inconvenience, injury or damage.
- Do not use the premises for auctions, illegal or immoral purposes.
- No unloading of goods that will damage or obstruct the road or anything else that will obstruct.
- To maintain and keep in order fences, ditches and any pipes that serve the park.
- To pay the costs of all licences and fees that relate to the park.
- To obtain all necessary planning permissions and to be responsible for all costs. All these plans must be produced to the Landlord to ensure compliance with the lease.
- To fully insure the park and be responsible for all Public Liability claims that may arise.

- Any signage must have the approval of the Landlord.
- LTC must have a sign approved by the Landlord giving the Council's details.
- LTC cannot grant any easement on the park.
- There is a break provision to determine the lease with 6 months' notice.
- There are two schedules relating to pipes, rights of way and access, scaffolding and light.

FUNDING SOURCES

Connexions – Youth Capital Grant (lighting)	£20,000
Cory Environmental Trust	£20,000
BIG Lottery Fund	£150,000
Leigh Town Council	£130,000
Total	<u>£320,000</u>

OTHER OPTIONS	
REASON FOR RECOMMENDATION	
CORPORATE IMPLICATIONS Contribution to Council's Aims and Objectives as set out in Leigh-on-Sea Town Council's Core Strategy	
FINANCIAL IMPLICATIONS FUNDING SOURCE	
TIMESCALE	
PEOPLE IMPLICATIONS	
DELEGATION ARRANGEMENTS	
RISK ASSESSMENT	



utters
media
h the
at the
ise to
ate to
y the
and
t the
the
t so
erm
jals
rds

