

Decision under Delegated Powers

Officer Making the Decision

Strategic Director (Commercial Development, Asset and Leisure)

Recommendation

That the Borough Council adopts the Multi Use Games Area, off Seagrave Road, Sileby – Planning Application Ref: P/12/2235/2 (see plan below, area marked “Proposed MUGA/Shared Facility for School Public Use”).

On adoption of the Public Open Space the freehold title and responsibility for ongoing management and maintenance of the area will transfer to the Borough Council.

Reason

To provide an appropriate mechanism for ensuring public access to, and maintenance of, the MUGA at Seagrave Road.

Authority for Decision

Delegation number 6 to the Strategic Director (Commercial Development, Asset and Leisure) states authority to:

“To approve the purchase of land or entering into a lease for the use of land by the Council where the value is under £50,000 (capital) or £40,000 per annum (periodic payment).”

Decision and Date

Approved on 4th January 2022



Justin Henry
Strategic Director – Commercial Development, Assets & Leisure

Background

Planning Application Ref: P/12/2235/2 requires the developer to provide a Multi Use Games Area (MUGA), to be transferred to LCC at the appropriate trigger point, which has now passed. The MUGA is annexed to a new school, and it was intended that LCC include the MUGA facility in a long lease to the academy operating the school (Highgate School Trust).

Planning permission requires the school to make the MUGA facility available for community use outside of school hours. The academy trust has not been able to agree to an appropriate amount of community use which satisfies the requirements of the planning permission. This has been tested through an appeal, made by the developer, to the Planning Inspectorate.

As this issue has the potential to prevent the school from opening (other land associated with the school needs to be transferred concurrently with the MUGA). CBC has offered to take ownership of the MUGA from LCC in exchange for a commuted sum of £24,000 to cover maintenance (20 years) . This offer has been accepted by LCC.

Should the Highgate School Trust require exclusive use of the MUGA during school hours, this will be negotiated in a separate license/lease with CBC with the costs being met by the school.

Financial Implications

CBC will receive a sum of £24,000 for maintenance and cleaning of the MUGA.

It has been estimated that the received sum will be sufficient to cover the grounds maintenance and cleansing costs arising. Provisions will be made to contribute to annual revenue costs over time to cover the costs of maintenance, *ceteris paribus*.

Risk Management

There are no specific risks associated with this decision.

POS Transfer Plan

Area marked “ Proposed MUGA/Shared Facility for School Public Use”

