
REPORT TO:	HOUSING & COMMUNITY SERVICES COMMITTEE	AGENDA ITEM:	8
DATE OF MEETING:	10TH MARCH 2005	CATEGORY:	DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY SERVICES	OPEN	
MEMBERS' CONTACT POINT:	CHRIS MASON 5794	DOC:	
SUBJECT:	AIR TRAINING CORPS (ATC) BUILDING – EUREKA PARK	REF:	
WARD(S) AFFECTED:	SWADLINCOTE	TERMS OF REFERENCE:	HCS10

1.0 Recommendations

- 1.1 That the ATC's request to replace their existing temporary buildings on Eureka Park be approved by Members
- 1.2 That permission be given to the ATC to fell a number of mature trees and replace them with standard trees to facilitate the erection of the building and its continued safe use.

2.0 Purpose of Report

- 2.1 To outline the background to the above recommendations

3.0 Detail

- 3.1 The ATC have been long standing tenants of the Council in Eureka Park. They currently have two temporary timber buildings located in the Park with a link between the two blocks. They have a lease agreement with the Council that covers the land on which the buildings are located. This lease is currently in the process of being renewed.
- 3.2 They are seeking, and have the necessary planning approval, to erect a more appropriate single modular building with brick slip cladding to walls and a hipped roof, on the same site as the existing building(s).
- 3.3 The main reasons for the work, from the ATC's viewpoint, are that the current buildings are beyond economic repair, no longer suitable to meet the needs of a modern youth organisation and present a poor image for attracting and retaining recruits. From the Council's viewpoint, while the ATC are excellent tenants, the existing buildings are aesthetically unattractive in a park setting and replacement would be a positive step.

- 3.4 For Members information the location plans of the existing facility together and the proposed new building are attached at Annexes A & B. Although planning permission has been given this Committee, who have management responsibility for the site, need to give their formal approval to the work taking place.
- 3.5 One of the conditions of the planning approval is the felling and replacement of 20 mature Poplars and a Crack Willow that currently screen the building and their replacement by native species, standard trees. This condition was based on advice from the consultant used by the Council's planning department. Negotiations have also taken place with the ATC and the Council's own in-house arboricultural expert to try and identify whether there were other options available that would retain some screening while at the same time allowing the newly planted trees to mature.
- 3.6 Unfortunately, the Poplars and the Crack Willow are over mature and, while pollarding would extend the trees' lives for a number of years, there is a strong possibility that it would introduce fungal infections throughout the stand of trees. Therefore the only practical option open, if Members wish to approve the ATC's request, is to fell 20 mature trees and agree to their replacement with two heavy standard trees (to give some cover) and fifteen standard trees native to this country. It would be the ATC's responsibility to plant and maintain the trees until they become fully established.

4.0 Financial Implications

- 4.1 There are no financial implications for the Council arising from this report.

5.0 Corporate Implications

- 5.1 None

6.0 Community Implications

- 6.1 As described above, the ATC have been exemplary tenants in the Park and bring activity and presence to the site at important times.

7.0 Conclusions

- 7.1 Although planning approval has been given to replace the existing buildings with a more appropriate single structure, Members of this Committee are still required to give formal approval to the erection of the new building. Negotiations have taken place with the ATC regarding the most appropriate way to deal with the mature trees in the immediate vicinity of the new building and unfortunately the only practical option is to approve their felling and replacement with native standard trees.

8.0 Background Papers

- 8.1 Internal consultation relating to the planning approval dated 13th August 2004
Letter from ATC seeking approval for their contractor to begin work on the site dated 31st January 2005
Letter from ATC dated 25th February 2005 confirming on-site agreements.