

Agenda Item 11 b)

WR&LCA - Jubilee Hall

6th November 2025

Dear Councillors,

As you are aware we have applied for planning permission to undertake the works at the Hall. Planning application PP-14394429.

We understand that you may have discussed the issue of the village green land owned by the Parish Council on which, if the refurbishment goes ahead, we will need to encroach onto and resurface an area of this land to allow for some portico supports at the main entrance, firmer standing ground for access by mobility scooters and some form of a shelter for the area to the front right of the building where the cafe entrance is likely to be.

We are currently in the process of applying for Section 106 funding to pay for some of the cost of the refurbishment. Part of this application asks about permissions from landlords/owners for the work to take place.

We know this to be 'village green' land and are aware that there might be some concern about changing the nature of this land. In summary, works on land registered as a village green are regulated chiefly through legislation designed to preserve their recreational and community value, with strict rules against damaging activities and a requirement for local authority or governmental approval for significant alterations or improvements.

As we understand it works to improve a village green for visitors' enjoyment typically do not require planning permission, but any development or alterations that could harm the green or its recreational purpose likely do. Owners of privately owned greens must obtain permission from the local authority before carrying out work.

Hopefully, everyone will agree that the works being discussed are solely for the enhancement of the community value and therefore, not cause any breach of the applicable regulations.

It is not necessary for the ownership of this land to change just that we would require consent from the Parish Council to be able to do the necessary works for the refurbishment.

We would, as part of the Section 106 application, say that the Parish Council is fully aware of the works to be undertaken and are supportive of this as landowners and are discussing formally, at their next meeting, how to recognise this so that the Section 106 application requirements will be met.

As always, we are grateful for your ongoing support of the Community Association and seek to continue to work closely together for the good of the community.

Kindest regards on behalf of West Rainton and Leamside Community Association

Allan Langford

Chair