

Decision under Delegated Powers**Officer Requesting Decision**

Developer Contributions Monitoring Officer

Officer Making the Decision

Head of Planning and Growth

Recommendation

That the sum of £86,076 of section 106 monies that has been received as a contribution towards the provision of improvement and adding additional accommodation and increasing capacity at Highgate medical practice, Sileby.

Reason

The allocation of this funding adheres to the relevant clauses specified in the section 106 agreements linked to planning permissions P/15/0047/2, which directs funding "towards providing additional accommodation at Highgate Surgery, Sileby"; P/17/1578/2, earmarking funds "towards improved facilities at The Banks Surgery and Highgate Surgery in Sileby"; and P/17/2391/2, allocating resources "towards enhanced facilities at Highgate Surgery, Sileby".

The proposed enhancements dividing a large treatment room into 2 smaller consultation/treatment rooms.

Authority for Decision

There is a delegation in the Constitution to all Heads of Service "to pay over section 106 Monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service by the Head of Finance and Property Services" (Item 8)

For all Heads of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirement as set out in the section 106 agreement and have written confirmation for the relevant body that the monies are used for their intended purpose. Any unspent monies after 5 years of receipt by the Borough Council shall be returned to the developer as per the relevant clause within the section 106 agreement.

Decision and Date

1 May 2024

Background

Planning permission was granted for the construction of up to 195 dwellings, alongside necessary infrastructure, under reference P/15/0047/2. As part of this approval, a Section 106 agreement was established, requiring a healthcare contribution totalling £121,423.68 + indexation towards providing additional accommodation at Highgate Surgery, Sileby.

When considering the proposal in relation to P/15/0047/2 (Land east of Seagrave Road, Sileby) the CCG highlighted the significant impact of continued growth in and around Sileby, having a major impact on the local health services. This impact is primarily attributed to two factors: firstly, the ongoing influx of new patients registrations and turnovers, which demands considerable staffing resources to manage the transfer of care and medication by the GPs, secondly, an increase in workload due to the heightened health morbidity within the local population.

To adequately meet the needs arising from the identified population growth, Highgate Surgery will need to expand its service offerings. Currently, the practice is operating at full capacity both in terms of clinical and administrative space. Therefore, an extension is essential to provide additional clinical space and effectively cater for the proposed future patient growth.

A second planning permission was also granted for the erection of up to 170 dwellings with associated open space, landscaping and extension to the cemetery, new allotments and access, under reference P/17/1578/2 including a Section 106 agreement that made provision for a healthcare contribution totalling £104,381.76 + indexation towards improved facilities at The Banks Surgery and Highgate Surgery in Sileby.

When considering the proposal in relation to P/17/1578/2 (Peashill Farm, Ratcliffe Road, Sileby) the CCG highlighted that (as of 2017) the practice were working to full capacity, seeing their list size rise by over 20% in the past 3 years, which is putting pressure on their current clinical space. In 2017 the practice had refurbished some clinical rooms to increase the number of services which can be offered, however, they would be unable to increase the number of services to meet this new development without an increase in clinical space. The contribution sought totals £104,381.76 towards Healthcare enhancement at the Banks Surgery and Highgate Surgery. It was highlighted that the Highgate Surgery would therefore be seeking S106 funding to accommodate a ground floor extension to provide space for an additional clinical/treatment room.

A third planning permission was also granted for the erection of up to 23 dwellings including access and associated works P/17/2391/2 including a Section 106 agreement that made provisions for a healthcare contribution totalling £14,455.20 + indexation towards improved facilities at the Banks Surgery and Highgate Surgery in Sileby.

When considering the proposal in relation to P/17/2391/2 (land at 195 Seagrave Road, Sileby) the CCG highlighted that in 2017 Highgate medical practice were working to full capacity and have seen their list size rise by over 20% in the past 3 years, which is adding significant pressure on their current

clinical space. The practice have refurbished some clinical rooms to increase the number of services which can be offered, however, they would be unable to increase services to meet this new development without an increase in clinical space.

Highgate medical practice propose to enhance the facilities by making improvements to the surgery to optimise patient care. The proposal is to create an additional interview room through division of an existing large treatment room into two usable sections. The new room will serve as dual purpose, facilitating face-to-face patient consultations (excluding examinations) and digital patient services.

The remainder of the existing treatment room space will continue to be utilised for consultation and treatment purposes, ensuring that it remains larger than the newly established room.

The rooms will be fitted out to meet the current NHS standards and data cabling installed.

The proposed improvements are designed to accommodate the growing volume and scope of patient services, thereby enhancing that the physical infrastructure meets the demands of the expanding patient population and workforce. Additionally, the enhancements will bolster the satisfaction amongst the patients and staff, ensuring overall performance remains high.

The scheme will take a maximum of two months to complete, building work would have to be scheduled to have a minimum impact on patient services. There is high confidence that the scheme can be delivered early 2024.

Application	Purpose	Amount	Expiry date
P/15/0047/2	Towards additional accommodation at Highgate Surgery	£21,633.50	26/08/2026
P/15/0047/2	Towards additional accommodation at Highgate Surgery	£24,878.04	22/12/2027
P/15/0047/2	Towards additional accommodation at Highgate Surgery	£25,290.82	25/05/2028
P/17/1578/2	Towards improved facilities at the Banks Surgery and Highgate Surgery, Sileby.	£7,833.66	03/10/2027
P/17/2391/2	Towards improved facilities at the Banks Surgery and Highgate Surgery	£6,439.98	20/12/2026
	Total	£86,076	

Financial Implications

The money has been received and there are no financial implications for Charnwood Borough Council.

The scheme will be added into the capital plan 2024/25

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
			Very Low (1 - 2)	

Key Decision

No

Background Papers

All contained on planning files P/15/0047/2, P/17/1578/2 and P/17/2391/2