

Decision under Delegated Powers

Officer Requesting Decision

Senior Planning Officer - Development Management

Officer Making the Decision

Head of Governance & HR

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations to be secured under Planning Permission reference P/21/0535/2:

- A contribution of £28,700.60 to be applied towards the provision of additional pupil places at Rawlins Academy, Quorn or any other post-16 education establishment within the locality of the Development.
- A contribution of £247,806 towards the extension of Sileby Redlands Community Primary School or any other primary school within the locality of the Development.
- A contribution of £1,510.00 towards the provision of additional resources at Sileby Library
- A scheme for the provision of 100% Affordable housing on the site in accordance with the approved Affordable Housing Scheme.
- A contribution towards open space provision consisting of the following:
 - An on-site parks (minimum 0.04ha)
 - An on-site natural and semi open space (minimum 0.26ha)
 - An on-site amenity green space (minimum 0.06ha)
 - An onsite LEAP provision for children (1 facility) or payment of the LEAP contribution for provision off-site (A contribution of £14,666 towards the improvement of facilities at Sileby Memorial Park)
 - An on-site provision for young people (1 facility) or payment of the Open Space Young Persons Contribution for use off-site (£52,470 towards the provision of new facilities or enhancement of existing facilities at Sileby Memorial Park)
 - An off-site contribution of £18,116 towards off-site outdoor sports facilities
 - An off-site contribution of £6,211 towards new allotment provision or the improvement of existing in Sileby
- A contribution of £40,505. to increase and improve facilities at The Banks and Highgate Medical Centre surgeries in Sileby.

- A contribution of £3,500 towards raised kerb provision at the Homefield Road bus stop in the vicinity of the site; to support modern bus fleets with low floor capabilities.
- Travel pack for the first occupation of each new dwelling at a cost of £53.85 per dwelling
- A maximum contribution of £66,000 towards 2 bus passes per dwelling at a cost of £600 per pass (application forms to be included within travel packs)
- A contribution of £2,842.00 towards the increase and improvement of the facilities at Mountsorrel Waste and Recycling facility
- A contribution of £166,129 to mitigate the loss of biodiversity

Reason

The S106 Agreement is required to make the development acceptable in planning terms.

Authority for Decision

The application was presented to the Plans Committee in line with the Council's Consitution on 24th February 2022, where a resolution was made to grant planning permission following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Strategic Support (now the Head of Governance & HR).

Decision and Date

Background

The planning application submitted to the Council and allocated reference P/21/0535/2 is a detailed planning application for the erection of up to 55 dwellings with associated infrastructure, access, landscaping and public open space. The site is located on the western edge of Sileby outside of but adjoining the defined settlement limits. The site is a proposed housing site in the emerging Local Plan for the Borough. Taking all material planning considerations into account, the site was considered to be suitable for new housing development.

Comments from HR

Not applicable.

Financial Implications

None

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
Applicant doesn't comply with the S106 Agreement	Very Low	Low	Very Low (1 - 2)	Routine monitoring of the S106 Agreement.

Key Decision:

No

Background Papers:

P/21/0535/2 – planning file, Plans Committee Report, Extras Addendum Report.