

Decision under Delegated Powers

Officer Requesting Decision

Team Leader, Strategic Development (interim)

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/20/2361/2: Residential Development of 50 dwellings and associated infrastructure - Land off Halstead Road Mountsorrel Leicestershire LE12 7HG as follows:

Education	<p>£128,492.00 towards remodelling and improving capacity at Christ Church & Saint Peter's C of E Primary School.</p> <p>£181,180.00 towards remodelling and improving capacity at Rawlins Academy.</p>
Libraries	Seeks a £1,510.00 towards library facilities at Mountsorrel Library.
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • £13,333 towards enhancement of nearby the LEAP facility • £47,700 contribution towards new or enhanced young people's provision within the adjacent Cufflins Park development or other nearby provision. • £16,469.00 contribution towards off-site outdoor sports facilities • £5,646.00 contribution towards off-site provision or enhancement of allotment facilities in Mountsorrel.

Affordable Housing	30% affordable housing on the site with 77% for rent and 23% for shared ownership.
NHS	£25,315.62 towards providing additional clinical accommodation at Alpine House and Charnwood Surgery in order to meet the needs of the additional residents.
Highways	Seeks the following contributions: <ul style="list-style-type: none"> • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Leicestershire County Council Waste Services	Seeks a £2,584.00 contribution towards the enhancement of Mountsorrel Waste and Recycling Centre.

Reason

The S106 agreement will be required to enable the the grant of planning permission pursuant to the decision of the Plans Committee on 25.11.2021 (item 1): *that, in respect of application P/20/2361/2 (Jelson Ltd. Land off Halstead Road, Mountsorrel, LE12 7HG), planning permission be granted subject to subject tothe S.106 agreement and the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, with an amendment to Condition 8 to be delegated to the Head of Planning andRegeneration.*

<https://charnwood.moderngov.co.uk/documents/g641/Printed%20minutes%2025th-Nov-2021%2017.00%20Plans%20Committee.pdf?T=1>

Authority for Decision

Authority to determine planning applications and agree the terms of S106 lies with the Plans Committee. The s106 has been drafted to the satisfaction of the parties and follows exactly the terms of the Plans Committee resolution of 25.11.2021.

Under the Constitution the Head of Governance & HR has delegated authority to enter into and vary an agreement under Section 106 of the Town and Country Planning Act 1990.

Decision and Date

Background

See above.

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:

Planning application ref. P/20/2361/2

Plans Committee report 25.11.2021

[:https://charnwood.moderngov.co.uk/documents/g641/Public%20reports%20pack%2025th-Nov-2021%2017.00%20Plans%20Committee.pdf?T=10](https://charnwood.moderngov.co.uk/documents/g641/Public%20reports%20pack%2025th-Nov-2021%2017.00%20Plans%20Committee.pdf?T=10)

Plans Committee minutes 25.11.2021:

<https://charnwood.moderngov.co.uk/documents/g641/Printed%20minutes%2025th-Nov-2021%2017.00%20Plans%20Committee.pdf?T=1>