

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 £70,374.96 of section 106 monies, that has been received as a contribution towards the provision of providing, extending, or adapting premises to support policing purposes be paid to Leicestershire Police as a contribution towards reimbursing costs for the ongoing extension and refurbishments to the Firearms Building located at Leicestershire Police Headquarters, Enderby.

Reason

To enable section 106 monies that have been received for the provision of providing, extending, or adapting premises to support policing purposes in Charnwood to be spent.

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 on Page 8-15)

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 March 2023

Background

Planning permission was granted for the erection of 71 dwellings at land at 95 Nottingham Road, Barrow upon Soar (P/13/1023/2) including a Section 106 agreement that made provision for a Police Authority Contribution totalling £29,128 + indexation for the purpose of extending existing premises at

Syston, Loughborough or Enderby and towards obtaining or improving existing police infrastructure. Provision is also made for capital expenditure towards accommodation and equipment in Leicestershire, the needs for which arises from the development.

When considering proposals forming P/13/1023/2 (land at 95 Nottingham Road, Barrow upon Soar) Leicestershire Police stated that without the necessary contributions the proposal would be unacceptable. In terms of premises, they are stating the proposal is likely to put pressure on facilities at Syston, Loughborough and Enderby which should be mitigated.

Planning permission was also granted for up to 130 dwellings at the land off West Cross Lane, Mountsorrel. (P/14/0058/2) including a Section 106 agreement that made provisions including police premises contribution of £300.89 per dwelling + indexation for the purpose of extending and/or adapting police premises at Enderby and/or Syston and/or Loughborough.

Planning permission was also granted for up to 270 dwellings at land off Hathern Road, Shepshed (P/14/1687/2) including a Section 106 agreement that made provision for a police contribution of £112,178.00 + indexation towards the provision of measures to help reduce crime in the vicinity of the Development. The contribution is solely for the purposes of extending existing premises at Syston, Loughborough or Enderby and towards obtaining or improving existing policing infrastructure the need for which arises from the Development and for no other reason.

The Officer's report considered comments made by Leicestershire Police who requested £112,178 towards the upgrade of premises and equipment to ensure the costs of servicing the development whilst maintaining current levels of service do not divert current policing resources.

The Police assert that without the necessary contributions the developments will be unacceptable in planning terms. The lack of capacity in existing infrastructure to accommodate the population growth and associated demands occasioned by the development means that it is necessary for the developer of the site to provide a contribution so the situation can be remedied.

Subsequent to the above planning permissions, Leicestershire Police have undertaken works to extend and refurbish the Firearms Building at Leicestershire Police Headquarters in Enderby. The extensions are to provide additional capacity to meet current policing needs for a growing population. In particular, the Firearms Building provides the operational and training elements of the forces armed response unit which is critical to the 24/7 response function. The building also houses the welfare facilities which are currently not sufficient to manage the number of staff currently employed and extension is necessary to accommodate additional policing requirements. Senior Trained Officers, Training management and administration have expanded to reflect the increase in trained staff and force demand. Staff involved in these functions are based within the armed policing building which cannot meet the current capacity demand and the extension and

refurbishment is necessary to provide the nationally required standard of policing to support the development of these sites.

Phase 2 of the extension and refurbishment will include a new larger rest room and refurbishment to the kitchen area as the existing facilities aren't large enough for the number of officers.

The full tendered cost of the project is £278,000 and the force is asking Charnwood Borough Council to pay a contribution totalling £112,073.28. The first instalment against the completion of phase 1 totalled £41,698.32 and has been paid to Leicestershire Police [DD021 2024]. The second request totals £70,374.96 for the completion of phase 2 and the phase 2 costs are proposed to be drawn from the above referenced permissions.

Application	Purpose	Amount	Expiry date
P/13/1023/2 – Land off Willow Road and Nottingham Road, Barrow upon Soar	To be applied the Police Contribution solely for the purpose of extending existing premises at Syston, Loughborough or Enderby and towards obtaining or improving existing police infrastructure.	£12,500	29/02/2024
P/14/0058/2 – Land at West Cross Lane, Mountsorrel	The Police Premises Contribution is to be paid to the Council for the purpose of extending and/or adapting police premises at Enderby and/or Syston and/or Loughborough.	£572.42	14/05/2024
P/14/1687/2 – Land at Hathern Road, Shepshed	Apply the Police Contribution solely for the purpose of extending existing premises at Syston, Loughborough or Enderby and towards obtaining or improving existing policing infrastructure the need for which arises from the Development and for no other reason whatsoever;	£57,302.54	25/11/2024
	Total	£70,374.96	

Financial Implications

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

The existing capital scheme, Z886 - Firearms Building - Leicestershire Headquarters, Enderby, will be increased by £70,400 and added to the Capital plan in 2023/24.

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/13/1023/2, P/14/0058/2 and P/14/1687/2