

Decision under Delegated Powers

Officer Requesting Decision

Head of Planning & Regeneration Services

Officer Making the Decision

Head of Strategic Support

Recommendation

That a Section 106 Agreement be agreed to secure the following planning obligations to be secured under Planning Permission reference P/19/2162/2:

- 30% affordable Housing on site which is comprised of 78% Affordable Rent Units and 22% Shared Ownership Units; and
- £135,705.60 (One Hundred and Thirty Five thousand Seven Hundred and Five Pounds and Sixty Pence) payable by the Owner to the County Council towards providing additional primary school places at Highgate Community Primary School or such other primary schools as will provide additional capacity to accommodate pupil growth from the Development, and;
- £1602.00 (One Thousand Six Hundred and Two Pounds) payable by the Owner to the County Council towards enhancing the capacity at the Mountsorrel Household Waste Centre, and;
- £470.00 per Bus Pass per Dwelling (2 per dwelling) payable by the Owner to the County Council towards the provision of Bus Passes; and
- £940.00 (Nine Hundred and Forty Pounds) payable by the Owner to the County Council towards the provision of research materials such as books and audiobooks for loan and for reference to account for the additional use from the Development at Sileby Library, and;
- £52.85 (Fifty Two Pounds and Eighty Five Pence) per Dwelling payable by the Owner to the County Council for the provision of Travel Packs if the Owner is not to provide the Travel Packs directly, and;
- £14,395.92 (Fourteen Thousand Three Hundred and Ninety Five Pounds and Ninety Two Pence) (Index Linked) payable by the Owner to the Council towards increasing capacity at the Banks and Highgate Surgeries to accommodate patients from the Development, and;
- £43,268.73 (Forty Three Thousand Two Hundred and Sixty Eight Pounds and Seventy Three Pence) payable by the Owner to the Council towards off site outdoor sports facilities in the vicinity of the Site
- £300.00 or 0.5% (whichever is the greater) per planning obligation owed to the County Council by the Owner towards the costs of the County Council monitoring compliance with the Section 106 agreement

Reason

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

Authority for Decision

The planning application has been considered by the elected members of the Plans Committee in line with the constitution. The Committee resolved to approve the application subject to the signing of a Section 106 agreement.

Decision and Date

Background

The planning application submitted to the Council is for the erection of 31 dwellings with associated public open space, landscaping and infrastructure. The site is located on land off Ratcliffe Road and is inside of the defined settlement limits of Sileby as defined by the adopted Sileby Neighbourhood Plan.

Comments from HR

None.

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

Does the report contain exempt information? No

Background Papers:

P/19/2162/2 – planning file and officer recommendation