

Decision under Delegated Powers

Officer Requesting Decision

Head of Planning & Regeneration Services

Officer Making the Decision

Head of Strategic Support

Recommendation

That a Deed of Variation (Section 106 Linking Agreement) be agreed to secure the following planning obligations previously secured as part of the Principal Section 106 Agreement under Planning Permission reference P/18/2067/2:

- Healthcare – £35,948 to increase the capacity of local health care facilities.
- Assured Shorthold Tenancy Agreements (ASTs) and no car policy and management structure
- Community Facilities - Provision of ground floor accommodation at nominal rental for local community groups.
- Town Centre Parks - £ 5,778
- Town centre Public Realm (including play equipment for young people) - £49,329
- Process of Traffic Regulation Orders - £7,500
- Monitoring fee for STARS (Sustainable Travel Accrediation and Recognition Scheme) - £6,000
- Student Street Support Scheme – increase capacity of street patrol staff - £10,000 pa

Reason

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

Authority for Decision

The application has not been called in, therefore the Planning Permission decision will be made under delegated authority in line with the constitution following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Strategic Support.

Decision and Date

Background

Planning application P/20/0159/2 seeks a minor-material amendment (Section 73) of planning permission P/18/2067/2 which relates to the redevelopment of land bounded by Aumberry Gap, Leicester Road, Pinfold Gate and Barrow Street in Loughborough town centre. The application specifically seeks to vary conditions 18 and 19 which require detailed information as to elements of the final design and construction.

That permission would provide student accommodation ranging from 3-7 storeys in a range of purpose built accommodation, associated reception area, and flexible commercial space in use classes A1, B1, and D1, (retail, offices, communal areas, community space), together with public realm, landscaping, green roofs, plant rooms, cycle storage, with servicing, refuse and recycling areas and car parking spaces with new vehicular access from Aumberry Gap, following demolition of existing buildings and associated works.

The Section 73 application does not propose to alter the type or form of development previously approved by the Plans Committee. The application proposes only to amend the wording of the conditions that require details of detailed design elements prior to the construction of the buildings main structure. It is customary for the detailed design of such large construction projects to evolve through the construction process taking into account any unforeseen technical issues and subject to other regulatory regimes such as building regulations.

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/20/0159/2 – planning file and officer recommendation