

Decision under Delegated Power

Officer Requesting Decision

Simon Smith – Locum Solicitor

Officer Making the Decision

Head of Strategic Support

Recommendation

To enter into a S106 Agreement relating to land 34 – 36 Station Road, Rearsby, Leicestershire (planning application ref. P/20/0797/2). The Agreement deals with obligations to the Council for an Off-Site Biodiversity Contribution. The Agreement has been carefully considered by Jeremy Eaton, the Planning Officer, who is content that it covers all the necessary obligations.

Reason

To satisfactorily mitigate the impact of the proposed development and enable the developer to carry out his development .

Authority for Decision

The Head of Strategic Support has delegated authority to enter into agreements under Section 106 of the Town and Country Planning Act 1990.

Decision and Date

Background

The developer, has submitted an which application seeks Full Planning Permission for the sub-division of the application site, resulting in a reduced curtilage for the residential care home, in order to create a new residential plot. Within the new residential plot created, it is proposed to erect a single-storey bungalow with associated private amenity space and driveway. Access to the proposed dwelling is proposed to be achieved via an existing vehicular access off of Station Road, which currently serves the application site.

It is intended that the proposed bungalow would provide ancillary staff accommodation in connection with the residential care home.

Financial Implications

The Council will receive a contribution of £1,210 towards its offsite biodiversity works.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
That one or more of the planning obligations are deemed to be unlawful.	Low	Low	The contribution is being paid upon completion of the agreement.

Key Decision: No