

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/19/2139/2:

- 40% affordable Housing on site which is comprised of 74% Affordable Rent Units and 26% Shared Ownership Units; and
- £289,573.32 (two hundred and eighty nine thousand, five hundred and seventy three pounds and thirty two pence) to be paid to the County Council and used towards improving remodelling or enhancing facilities at Rawlins Academy or such other secondary schools as will provide additional capacity to accommodate pupil growth from the Development, and;
- £61,865.73 (sixty one thousand eight hundred and sixty five pounds and seventy three pence) to be paid to the County Council and used towards improving remodelling or enhancing facilities at Rawlins Academy or such other Post 16 schools as will provide additional capacity to accommodate pupil growth from the Development
- £75,600.00 (seventy-five thousand, six hundred pounds) to be paid to the County Council and to be used towards the provision of up to two Bus Passes per Dwelling; and
- £3,050.00 (three thousand and fifty pounds) to be paid to the County Council and used towards additional materials at Quorn library; and
- £5,549.25 (five thousand five hundred and forty nine pounds and twenty five pence) to be paid to the County Council and used towards providing Travel Packs to the residents of the Development, and;
- £53,141.88 (fifty-three thousand, one hundred and forty-one pounds and eighty-eight pence) to be paid to the Council and used towards capacity improvements at Quorn Medical Practice
- £11,976.54 (eleven thousand, nine hundred and seventy -six pounds and fifty four pence) to be paid to the Council and used to improve local allotment provision in the vicinity of the Development
- £25,619 (twenty five thousand, six hundred and nineteen pounds) to be paid to the Council and used towards improving facilities in the vicinity of the Development in accordance with Charnwood Playing Pitch Strategy (PPS) 2018 guidance
- £98,449.71 (ninety eight thousand, four hundred and forty nine pounds and seventy one pence) to be paid to the Council and used for a youth slide/BMX project and to improve local facilities for young people

meeting in the vicinity of the Development to meet the additional demand/need created by the Development

- £6,000.00 (six thousand pounds) to be paid to the County Council towards the costs of monitoring the performance of the travel plan to be implemented in accordance with the Planning Permission
- £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
- £14,575.00 (fourteen thousand five hundred and seventy-five pounds) to be paid to the Council and to be used towards improvements at Quorn Old School Community Centre

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 105 dwellings with associated public open space, landscaping and infrastructure including engineering works the a water course. The site is located on land off Loughborough Road and is inside of the defined settlement limits of Quorn and allocated for development to provide approximately 75 homes within the adopted Quorn 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/19/2139/2 – planning file and officer recommendation