

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/20/2427/2:

- 40% affordable Housing on site which is comprised of 77% Affordable Rent Units and 32% Shared Ownership Units; and
- The sum of £7,340.00 (Seven Thousand Three Hundred and Forty Pounds) payable by the Owner to the Council in accordance with Schedule 2 towards the enhancement of allotment facilities in Wymeswold
- The sum of £41,456.42 (Forty One Thousand Four Hundred and Fifty Six Pounds and Forty Two Pence) to be paid by the Owner to the County Council in accordance with Schedule 3 towards the provision of post 16 education facilities at Rawlins Academy or a successor post 16 education facility
- The sum of £32,910.00 (Thirty Two Thousand Nine Hundred and Ten Pounds) payable by the Owner to the Council in accordance with Schedule 2 for onward transmission to NHS West Leicestershire Clinical Commissioning Group towards the provision and enhancement of facilities at Barrow Health Centre
- The sum of £1,960.00 (One Thousand Nine Hundred and Sixty Pounds) payable by the Owner to the County Council in accordance with Schedule 3 to provide additional capacity and/or resources at Barrow upon Soar library to account for the additional users generated by the Development
- The sum of £15,860.00 (Fifteen Thousand Eight Hundred and Sixty Pounds) payable by the Owner to the Council in lieu of provision on Site as part of the Open Space and in accordance with Schedule 2 towards off-site outdoor sports facilities at Wymeswold Sports Pavilion on Burton Lane, or other identified project in Wymeswold
- The sum of £500 (Five Hundred Pounds) payable to the County Council towards the costs of reviewing and approving a draft Travel Pack
- The sum of £62,009.00 (Sixty Two Thousand and Nine Pounds) payable by the Owner to the Council in lieu of provision on Site as part of the Open Space and in accordance with Schedule 2 to provide new or enhanced young people's provision at The Washdyke in Wymeswold

- The sum of £15,500.00 (Fifteen Thousand Five Hundred Pounds) payable by the Owner to the County Council in accordance with Schedule 3 comprising:-
 - £8,000.00 towards raised kerb provision at the two nearest bus stops to the Site and
 - £7,500.00 towards the relocation of existing speed limits;
- £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 up to 65 dwellings with associated access, public open space, landscaping and infrastructure. The site is located on land off East Road and is outside of the defined settlement limits of Wymeswold as defined by saved policy ST/2.

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/20/2427/2 – planning file and officer recommendation