Decision under Delegated Powers

Officer Requesting Decision

Development Management Group Leader

Officer Making the Decision

Head of Strategic Support

Recommendation

That a Section 106 legal agreement be agreed to secure the following planning obligations in relation to planning application P/17/2391/2 for residential development at 195 Seagrave Road, Sileby;

- £66, 786.54 towards the cost of expanding primary educational facilities at Highgate School. This contribution would be used to accommodate the capacity issues created by the proposed development by providing additional facilities for the additional number of pupils generated by the development.
- £ 14,455.20 towards the cost of expanding The Banks and Highgate Surgeries located in Sileby to improve the capacity of primary healthcare provision within the vicinity of the site. The contribution may also be spent on a new healthcare practice pursuant to planning permission reference P/17/1578/2.
- £690.00 towards the cost of increasing the provision of faciltiies or stock within Sileby Library.
- 30% of the Dwellings are to be affordable homes. Of this, 77% are to be for social rent and 23% intermediate housing.
- £250.00 towards the borough councils cost of monitoring compliance with the obligations
- £300 towards the county councils cost of monitoring compliance with the oblgations

Reason

The Section 106 Legal Agreement is required to make the development acceptable in planning terms.

Authority for Decision

The Plans Committee granted delegated authority under Section 8.2 of the Constitution which gives the Head of Strategic Support delegated authority to enter into and agree a section 106 agreement at para 6.

Decision and Date

Adrian Ward

Digitally signed by Adrian Ward
DN: cn=Adrian Ward gn=Adrian Ward c=GB United Kingdom l=GB United Kingdom o=Chamwood Borough Council e=adrian.ward@charnwood.gov.uk
Reason: I am approving this document
Location:
Date: 2019-11-18 08:59Z

Background

A resolution to grant Outline planning permission was made for the development of this site in 2018 for 23 dwellings (P/17/2391/2). Recommendation A contained within the committee report considered by members contains all of the above contribitions.

The proposed development will deliver the level of s106 contributions in compliance with the tests of the Community Infrastructure Levy Regulations to allow the completion of the legal agreement. The proposals are in accordance with the Development Plan and full consideration has been given to the material planning considerations that have arisen on the application, including viability. The S106 Agreement is considered to be in accordance with the aims and objectives of Policy CS24 of the Core Strategy.

Financial Implications

None directly; although the council will monitor the receipt, transfer and spend of the financial contributions as they are triggered.

Risk Management

Key Decision:

Background Papers:

All contained within planning file P/17/2391/2