

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/18/0431/2:

- Open Space Improvements Contribution (£6,809.50) – Provision within 1 kilometre of the development site.
- Facilities for Children Contribution (£3,733.20) – Additional provision at Newstead Way Play Area.
- Facilities for Young People Contribution (£13,355.88) – Provision within 1 kilometre of the development site.
- Outdoor Sports Facilities Contribution (£3,457.00) – Provision within Loughborough in accordance with Charnwood Playing Pitch Strategy (PPS).
- Allotments Contribution (£1,580.90) – Provision of new or enhancement of existing allotments within Loughborough.
- Healthcare Contribution (£6,847.00) towards the extension of existing facilities at Outwoods Medical Centre
- Library Contribution (£438.00) towards increasing capacity at Loughborough Library
- Post 16 Education Contribution (£6,746.77) towards improving, remodelling or enhancing facilities at Rawlins Community college or other facility providing post 16 education
- Secondary School Contribution (£31,819.58) towards towards improving, remodelling or enhancing facilities at Woodbrook Vale school or other facility
- £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 Officers under delegated authority in line with the constitution. It is recommended for approval subject to conditions and securing the above contributions by way of a section 106 agreement.

Decision and Date

Background

The planning application submitted to the Council is for the conversion, alterations and extensions to the farmhouse and outbuildings to create 13 dwellings and construction of two dwellings. The site is located at Park Grange Farm on Newstead Way and is inside of the defined settlement limits of Loughborough as defined by save dpolicy 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/18/0431/2 – planning file