

## Decision under Delegated Powers

### Officer Requesting Decision

Team Leader, Development Management

### Officer Making the Decision

Head of Planning & Regeneration

### Recommendation

That a s106 legal agreement be agreed to secure the following planning obligations:

Charnwood Borough Council

- ) Parks - £13,288.80
- ) Natural Open Space - £19,891.20
- ) Facilities for Young People - £83,682.90
- ) Outdoor Sports Facilities - £57,129.70
- ) Allotments - £9,880.50

All the money would be directed to the Council's Strategic Project at the former Allsops Tip. Contributions would be sought at the occupation of the 160th dwelling.

Leicestershire County Council

- ) Library Facilities Contribution - £5,010
- ) Travel Packs - £11,099
- ) Bus Passes - £30,240
- ) Bus Stop Display Improvements - £5,150

External bodies

- ) Healthcare Contribution - £45,821
- ) Canal and Rivers Trust - £65,000. Any unspent monies from the improvement to be redirected to Charnwood Borough Council and outdoor sports facilities and the open space project at the former Allsops Tip.

### Reason

The s106 Legal Agreement is required to make the development acceptable in planning terms.

### Authority for Decision

At their meeting on 3rd May 2018 the Plans Committee resolved that delegated authority be given to the Head of Planning and Regeneration and

the Head of Strategic Support to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990, in respect of this application, on terms to be finalised by them. The final s106 agreement is in accordance with the heads of terms as considered by the Plans Committee.

## **Decision and Date**

## **Background**

The legal agreement relates to the Plans Committee resolution for application P/17/2604/2 - Redevelopment and conversion of existing Mill Building to residential-led mixed use development including new 5-8 storey buildings to create a total of 210 no. 1 and 2 bedroom flats and new commercial space including approximately 369sqm of retail (Use Class A1), restaurant/cafe (Use Class A3), residents gym (Use Class D2), and offices. The proposed works include associated works including demolition of parts of the existing building, new public realm, landscaping and car parking including the reconfiguration of existing car parking for the use by Preci Spark, at 1 Morley Street, Loughborough, Leicestershire, LE11 1EP

All background can be found within the plans committee report, agenda item number 1 from the meeting of the committee on 3<sup>rd</sup> May 2018.

## **Financial Implications**

None

## **Risk Management**

Key Decision: No

Background Papers:  
Minutes from Plans Committee meeting 3<sup>rd</sup> May 2018