

Decision under Delegated Powers

Officer Requesting Decision

Principal Planning Officer Development Management

Officer Making the Decision

Head of Strategic Support

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations to be secured under Planning Permission reference P/20/2044/2:

- A contribution of £28,700.60 towards post 16 education sector provision at Rawlins Academy
- A scheme for the provision of 40% Affordable housing on the site
- A contribution towards open space provision consisting of the following:
 - An 0.04ha on-site multi-function green space
 - An 0.22ha on-site natural and semi open space
 - An 0.05ha on-site amenity green space
 - An on-site LAP facility
 - An off-site contribution of £12,000.00 towards LEAP facilities
 - On-site provision for young people or alternatively a £42,930.00 contribution towards new or enhanced young people's provision within Wymeswold
 - 0.28ha on-site provision or a £14,882.00 contribution towards off-site outdoor sports facilities
 - 0.04ha on-site provision or a £5,081.00 contribution towards off-site provision or enhancement of allotment facilities in Wymeswold
- A contribution of £7500 to provide the required Traffic Regulation Order to relocate the existing speed limits along East Road to facilitate the new access for the site
- A contribution of £3,500.00 towards raised kerb provision at the two nearest bus stops
- The provision of Travel Packs upon the first occupation of each dwelling
- The provision of bus passes (two per dwelling) upon the first occupation of each dwelling
- A contribution of 22,784.06 towards the provision and enhancement of facilities at Barrow Health Centre
- The provision of a biodiversity mitigation strategy for the site
- A contribution of £1360.00 towards Barrow upon Soar Library

The S106 Agreement also corrects a typographical error in the committee resolution, by correctly naming the cost model WCCv19.1 in the definition of Biodiversity Impact Compensation, rather than ECCv19.1 as it appeared in the committee resolution.

Reason

The S106 Agreement is required to make the development acceptable in planning terms.

Authority for Decision

The application was presented to the Plans Committee in line with the Council's Constitution on 29th March 2021, where a resolution was made to grant outline planning consent following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Strategic Support.

Decision and Date

Background

The planning application submitted to the Council and allocated reference P/20/2044/2 is an outline application for the erection of 45 dwellings with all matters reserved other than access. The site is located to the north of East Road Wymeswold and is located adjacent to the defined limits to the development for the village. Taking all material planning considerations into account, the site was considered to be suitable for new housing development.

Comments from HR

HR Advisor: *Insert Name*

Summary of Comments from HR: *Insert HR comments*

HR seen recommendations (both draft and final, if amended): Y/N

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

Background Papers:

P/20/2044/2 – planning file, Plans Committee Report and Extras Report.