



Planning Management Committee – 25 January 2017

Section 106 Agreements - Update Report

Purpose of report

To provide Members of the Planning Management Committee with an update on current Section 106 agreements where a deadline was imposed for completion.

Attachment(s)

Appendix 1: Table itemising current Section 106 (S106) agreements

1.0 Background

- 1.1 At the meeting of the Development Control Committee held on 28 November 2012, it was agreed that a standard item be added to future agendas so that the Head of Planning Services could report on progress with regards to the drafting of S106 agreements in cases where the Committee had previously resolved to grant planning permission, subject to the prior finalisation of such an agreement.
- 1.2 In those situations where the process of drafting the agreement has taken longer than expected, it may be necessary for the Head of Planning Services to request an extension of time, with reasons for the delay, to enable Officers to continue negotiations accordingly. Appendix 1 indicates where this will be necessary.
- 1.3 The need to secure such extensions has arisen because the drafting process for recent S106 agreements has been completed within a few days of the deadline date.

2.0 Summary Table

- 2.1 The attached table includes details of current S106 agreements on hand, setting out progress to date and whether additional time may be required.

3.0 Equality and Diversity Implications

- 3.1 There are no equality and diversity implications arising from this report.

4.0 Legal Implications

- 4.1 S106 agreements must be legally robust as regards to appropriateness and enforceability.

5.0 Risk Management

- 5.1 The applications relating to these S106 agreements were previously considered by the Planning Management Committee, where any associated risks would have been considered.

6.0 Financial Implications

- 6.1 There are no direct financial implications arising from this report, however there are restrictions in respect of how and when Section 106 monies can be spent. Whilst these are not specifically detailed within this report, Members should be mindful of this position when reviewing the information appended to this report.

7.0 Corporate Outcomes

7.1 The key corporate outcomes relevant to this report are high quality service delivery and strong communities.

8.0 Recommendation

8.1 Members are requested to note the contents of this report and approve extensions to time limits where necessary and as detailed in Appendix 1.

Legal	Power: Town and Country Planning Act 1990				
	Other considerations:				
Background Papers: None					
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Date: 11 January 2017					
CFO		MO		CX	

Appendix 1

Application Ref	Site	Deadline date for completion	Current position	Extension requested?	Reason for extension
10/00857/OUT	Irthlingborough West	04/01/17	Responses from Town Council and Housing Strategy being incorporated into final draft	Yes until 28 Feb	Final draft now agreed, awaiting land swap agreement between applicant and NCC.
15/01976/VAR	Grensons, Queen Street, Rushden	04/01/17	Circulating final draft version.	Yes until 28 Feb	Final draft now agreed. Awaiting documents from LGSS ready for signing.
16/00589/FUL	Grensons, Queen Street, Rushden. Factory conversion	31/01/17	Instructions issued	Yes until 28 Feb	Delays in agreeing wording.
16/00755/FUL	Oundle Primary School	03/02/17	Instructions issued	Yes until 28 Feb	Delay with applicant's solicitor progressing draft document.
15/0119/VAR	Priors Hall	24/02/17	Instructions issued	No	
15/00864/VAR	Darsdale, Raunds	14/03/17	Instructions issued	No	
16/00326/FUL	Chapel Street Warmington	14/03/17	Instructions issued	No	
16/01934/VAR	77 Kimbolton Road, Higham Ferrers	16/05/17	Instructions issued	No	