



Planning Management Committee 10 April 2019

Section 106 Agreements and Delegations to Head of Planning Services - 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 and on applications where matters relating to the decision were delegated to the Head of Planning Services

Attachment(s)

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

Appendix 2: Table itemising delegated applications

1.0 Background

- 1.1 At previous meetings of the Development Control Committee held in 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 and on the conditions or reasons for refusal in cases where delegated authority had been given at the previous meeting
- 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 Tables

- 2.1 Appendix 1 includes details of current S106 agreements on hand, setting out progress to date and whether additional time may be required. Appendix 2 includes details of applications which had been delegated and sets out progress to date.

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 and Conditions must be legally robust as regards to appropriateness and enforceability.

5.0 Risk Management

- 5.1 These applications 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 Privacy Impact Assessment


7.1 There are no privacy implications.

8.0 Recommendation

8.1 Members are requested to:

- note the contents of this report;
- approve extensions to time limits where necessary with reference to S106 agreements as detailed in Appendix 1; and
- note the progress of the delegations to the Head of Planning Services as detailed in Appendix 2.

[Reason: To ensure an efficient and effective Planning Service]

Legal	Power: Town and Country Planning Act 1990				
	Other considerations:				
Background Papers: None					
Person Originating Report: Rosalind Johnson, Planning Development Manager ☎ 01832 742045 ✉ rjohnson@east-northamptonshire.gov.uk					
Date: 27 March 2019					
CFO		MO		CX 28/03/19	

Appendix 1: Current S106 Agreements

Application Ref	Site	Deadline date for completion	Current position	Extension requested?	Reason for extension
10/00857/OUT	Land Between Wellingborough Road and Finedon Road, Irthlingborough (Irthlingborough West)	30/04/19	Work progressing to establish available options to progress the planning application	Yes – 31/05/19	Officers are preparing a report for the Planning Management Committee to consider available options to progress the planning application. Work is progressing, however additional time is required.
18/01092/FUL	Rushden Ambulance Station, Station Road, Rushden	14/05/19	Application is being reported back to 10.04.19 Planning Management Committee regarding a change to the heads of terms	No	
18/01744/OUT	Land Known as The Poplars, Brick Kiln Road, Raunds	19/06/19	Negotiations ongoing	No	
18/01441/FUL	Land off Huntingdon and Market Road, Thrapston	13/09/19	LGSS instructed	No	

Appendix 2: Delegations to Head of Planning Services in Conjunction with Chair/Vice-Chair and Ward Members

Application Ref	Site	Proposal	Delegation detail	Progress
15/00119/VAR	Priors Hall	735 dwellings	Wording of conditions	Unlikely to proceed with the new owners. Formal requests for EIA screening and scoping for a revised scheme have been received by the Council