

AGENDA ITEM NO: 8/1(a)

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| Parish: | West Walton | |
| Proposal: | OUTLINE APPLICATION: Residential development including construction of village store and post office | |
| Location: | Tamar Nurseries School Road West Walton Wisbech | |
| Applicant: | C/O Agent | |
| Case No: | 16/00813/OM (Outline Application – Major Development) | |
| Case Officer: | Mrs N Osler | Date for Determination: 2 September 2016 Extension of Time Expiry Date: 6 September 2017 |

Reason for Referral to Planning Committee – S106 Agreement not signed within 4 month deadline

Members Update

Members may recall this application coming before them at the Planning Committee Meeting in February (06.02.2017) in combination with application 16/00812/FM for a new nursery at West Drove, Walton Highway.

The Committee resolved to approve the application (following approval of application 16/00812/FM) subject to the completion of a suitable S106 Agreement within four months of the date of resolution (06.06.2017). Unfortunately, due to the complexities of the S106 Agreement, it has not been possible to finalise it within this timeframe.

This report is therefore coming before Committee to seek an extension to deal with the S106 Agreement. A further 3 months is sought from the date of resolution.

Planning Considerations

Negotiations have been ongoing regarding the S106 Agreement. There have been difficulties around aspects of the S106, including the provision of the shop, and there is now not enough time for a completed S106 to be circulated and signed by the relevant parties.

If a further extension of time is not agreed, the application will need to be refused. This would result in the inability of the nursery to fund its relocation as permitted under application 16/00812/FM.

The original report is attached as Appendix 1. It should be noted that any reference in that report to the requirement of application 16/00812/FM being approved is no longer relevant as that application was approved at February's committee meeting, and the decision notice has been issued.

Recommendation

APPROVE – subject to:

A) The conditions listed at the end of the original report as shown on Appendix 1 and;

B) The completion of a suitable Section 106 Agreement (for the provision of on-site affordable housing, on-site open space, provision of an on-site village store, SUDS maintenance and management, and to tie this application with application 16/00812/FM within 3 months of the date of this resolution to approve.