

Report to Planning Committee – 4 October 2016

Schedule of S106 Agreements

Introduction

Members will recall that at the last meeting of the Planning Committee it was requested that a report come to this meeting regarding outstanding s106 agreements that have been required as part of a planning permission requirement.

Current position

Approximately 100 s106 agreements have been entered into between the Council and developers in the past year covering a wide variety of community benefits and contributions towards public services. When permission is granted by the Planning Committee subject to completion of a s106 agreement, there is a 4 month time limit placed upon completion of the Agreement, failing which the matter is recommended for refusal.

In some cases where the deadline has passed, and material circumstances have significantly changed, it will be necessary for Members to re-determine those applications. These applications are listed individually at 9/1 (a) (Stoke Ferry) and 9/1 (b) (Watlington). In the case of Stoke Ferry, the delay has been caused by the applicant not owning a portion of the application site, in relation to Watlington the s106 agreement has not been agreed by the Applicant despite several months of negotiations.

There are two cases, 30 Common Road, Snettisham (16/00263/F) and Massingham Road, Castle Acre (15/00942/OM) where no circumstances have changed, but these require the deadline to be extended. These cases are considered to remain in compliance with planning policy (which is the key point) but due to circumstances have not been completed in time. In the case of Snettisham, it has transpired that the applicant did not own all of the application site, and this is still being resolved. In the case of Massingham Road, there was a late renegotiation of the s106 as instructed by the Planning Officer but the agreement is now ready to complete.

A list of current applications requiring s106 agreements appears as an annexe to this report.

Recommendation

- a) Committee approval is sought to extend the deadline in relation to 30 Common Road Snettisham (16/00263/F) and Massingham Road, Castle Acre (15/00942/OM) for a further three months to enable completion of the agreements.
- b) That the Committee note the contents of the report and the Schedule of S.106 agreements.