

TITLE OF REPORT: **Planning Obligations**

REPORT OF: Paul Dowling, Strategic Director, Communities and Environment

Purpose of the Report

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

Background

2. To comply with the report of the District Auditor "Probity in Planning" it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.
3. Since the last Committee meeting there have been three new planning obligations.

DC/16/01151/OUT – Occupation to be Aldi Stores only.
Chainbridge Industrial Estate, Blaydon

Outline application (all matters reserved excluding access) for mixed use retail/leisure development comprising of a discount foodstore (1936 sqm GFA), DIY bulky goods store (4755 sqm GFA), bulky goods unit (632 sqm GFA), pub/restaurant (600 sqm GFA) and a drive-thru restaurant (230 sqm GFA) (resubmission) (additional information received 15/11/16 and 30/11/16 and amended 30/11/16).

14/04160/FUL – Northumberland County Council – Improvements to roundabouts and Highway Agreement.

Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland

The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure

DC/15/01004/FUL – Education instalments, maintenance contribution, junction improvements and biodiversity

Land North of A695, Crawcrook

Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695 (additional and amended documents received 26/10/15 and additional information and amended plans received 28/01/16, 29/01/16, 10/02/16, 16/02/16 and 15/03/16).

4. Since the last Committee there have been two new payments received in respect of planning obligations.

DC/13/01333/OUT - £105,000.00 paid in respect of affordable housing.
Former Winlaton Care Village, Garesfield Lane, Winlaton

Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure (amended 2/12/13, 21/01/14, 24/01/14 and 30/01/14, 3/02/14, 4/02/14, 10/02/14 and additional information received 10/1/14).

DC/15/01004/FUL – Part payment of £10,000 received in respect of biodiversity

Land North of A695, Crawcrook

Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695 (additional and amended documents received 26/10/15 and additional information and amended plans received 28/01/16, 29/01/16, 10/02/16, 16/02/16 and 15/03/16).

5. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored, can be found at Appendix 2 on the Planning Obligations report on the online papers for Planning and Development Committee for 8 March 2017.

Recommendations

6. It is recommended that the Committee note the report.

Contact: Emma Lucas Ext: 3747

1. FINANCIAL IMPLICATIONS

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

2. RISK MANAGEMENT IMPLICATIONS

Nil

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil

7. HUMAN RIGHTS IMPLICATIONS

Nil

8. WARD IMPLICATIONS

Monitoring: Various wards

9. BACKGROUND INFORMATION

The completed Planning Obligations