

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 has been two new planning obligations:

DC/16/00924/FUL – Off-site ecological compensatory works

Land At Portobello Road, Birtley

Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission) (additional information received 26/10/16 and 03/01/17 and amended plans/documents received 08/12/16, 22/12/16, 03/01/17, 06/01/17 and 27/02/17).

DC/16/00722/COU – Sustainable Transport Contribution

Skills Academy For Construction, Kingsway South, Team Valley, Gateshead

Change of use from education and training facility (use class D1) to office, workshop and research facility (sui generis) including provision of additional car parking and other associated external works and facilities.

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

DC/10/00912/FUL - £2931.09 (paid in instalments) – final payment received in respect of off-site junior play, off-site teen play, off-site toddler play and open space contribution

ARKLE HOUSE , Old Main Street, Ryton

Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in south west and north east gable elevations, and erection of two-storey extension at rear. (Part Retrospective)

DC/13/00018/COU - £848.93 (paid in instalments) – final payment received in respect of off-site junior play and off-site teen play
3 Strothers Road, High Spen
Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.

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 19 April 2017.

Recommendations

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

Contact: Emma Lucas Ext: 3747

APPENDIX 1

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