

TITLE OF REPORT: **Planning Obligations**

REPORT OF: **Anneliese Hutchinson, Service Director, Climate
Change, Compliance, Planning and Transport**

Purpose of the Report

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

Background

1. 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.
2. Since the last Committee there have been **four** new planning obligations:

DC/17/00170/FUL - Ecology (indexed) £250,000 in two equal instalments 50% prior to commencement and 50% prior to occupation of 50 dwellings; Lobley Hill to A1 Improvements, £1,603,160.66 (indexed); A1 detailed design contribution £64,800.00 (indexed) to be paid within 1 month of request from Council; Off-site sports Contribution £482,638.00 in 3 instalments (£160,879.34 each) (indexed) prior to 1st occupation, prior to occupation of 60 dwellings and prior to occupation of 80 dwellings; Pedestrian connectivity improvement, To pay £56,742.64 (indexed) prior to occupation of 10th dwelling of Phase A; Targeted recruitment and training - to submit Management plan prior to commencement.

Land to South of Whickham Highway

Hybrid application seeking detailed approval for 352 dwellings (C3 use) inclusive of 30ha of ecological habitat creation, new Park and Ride facility and associated open spaces, drainage and highways infrastructure and partial diversion of Public Right of Way number WH66/2 through public open space and Outline approval for up to 230 dwellings (C3 use) across 8.2ha with associated landscaping, highways and drainage infrastructure all matters reserved with the exception of access (for the avoidance of doubt, access meaning to the site not within the site) (additional information received 08/05/17, 09/08/17, 21/03/18, 18/04/18 08/05/18, 13/08/18, 22/10/18 and

23/09/22 and amended 27/07/17, 19/02/18, 07/09/18, 17/09/18, 18/10/18, 19/11/18 and 28/05/21).

DC/23/00094/FUL – To pay the off site biodiversity contribution - £1,680.00 plus indexation to the Council on or before the Commencement of the Development

Oakfield House, Gateshead Road, Sunnyside, Newcastle Upon Tyne

Erection of a single two-storey dwellinghouse (Use Class C3) with associated access, and surrounding gardens and curtilage areas across remaining parts of the site with detached garage block (resubmission with revised highways work and ecology assessments). (Additional information received on 20/04/2023 and 09/05/2023) (Amended site location plan received 04/07/2023)

DC/21/00605/FUL – To pay the off site biodiversity contribution (£150,450.00 plus indexation) to the Council on or before the commencement of development; To pay the Dingy Skipper contribution (£2,250.00 plus indexation) to the Council on or before the Commencement of Development

MH Southern, Green Lane, Felling, Gateshead

Erection of storage building (Use Class B8) with external hardstanding and new site access (revised description 05.04.2022) (amended plans 09.11.2021, 22.12.2021, 20.01.2022, 05.04.2022).

DC/23/00437/FUL - To pay the Off-Site Biodiversity Contribution to the Council on or before the Commencement of Development - £3828.00 plus indexation

Former Parkdale Press Premises, Clavering Road, Whickham, NE16 3BX

Erection of 4-storey apartment block comprising of 8no. 2 bed units in a single block (resubmission)

4. 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 21 February 2024.

Recommendation

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

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