

Planning Committee resolved, at the meeting of 11<sup>th</sup> March 2014, to grant full planning permission for the erection of 13 dwellings, access road, parking and landscaping subject to the applicant entering by the 14<sup>th</sup> April 2014, into Section 106 Obligations, to secure the following:

- I. A financial contribution of £38,259 for open space enhancement/ improvements and maintenance.
- II. A contribution of £8,000 towards the Newcastle (urban) Transport and Development Strategy (NTADS).
- III. A contribution of £33,093 towards primary school provision.

Subsequent to that resolution and the obtaining of a Viability appraisal from the District Valuer, the Committee resolved at its meeting on the 3<sup>rd</sup> March 2015 that instead of seeking such contributions, the applicant should be asked to enter into an agreement requiring a reappraisal of the financial viability of the scheme (and appropriate NTADS, open space and education contributions then being made if the scheme is evaluated at that time as able to support such contributions, or part of them), if the development has not substantially commenced within 14 months of the date of the planning permission.

**The Planning Committee at its meeting on the 2<sup>nd</sup> February 2016 in consideration of the report on the agreement of additional time to enter into Section 106 obligations, inter alia, agreed that should the agreement in this case not be completed by 2<sup>nd</sup> March, that the above 14 month period be reduced to 13 months, and if the agreement is not completed by the 2<sup>nd</sup> April that it is reduced further to 12 months.**

**Because of a slight delay in passing this information to the applicants agent the matter is being brought back to the Committee.**

#### **RECOMMENDATIONS**

**That the Committee agree that provided the agreement is completed by the 10<sup>th</sup> March that the 14 month period should remain within the draft of that agreement open to completion, but otherwise the position remains as per the resolution of the 2<sup>nd</sup> February 2016 meeting**

#### **Reason for Recommendation**

Following the meeting of the 2<sup>nd</sup> February 2016 there was a slight delay in informing the applicant's planning agent of the resolution of that meeting. Accordingly it is considered appropriate to allow a few more days for the agreement to be completed on the basis of the original 3<sup>rd</sup> March 2015 resolution.

#### **Date report prepared**

19th February 2016