

## Decision under Delegated Powers

### Officer Requesting Decision

Developer Contributions Monitoring Officer

### Officer Making the Decision

Head of Planning and Growth

### Recommendation

That the sum of £17,689.41 of section 106 monies that has been received as a contribution towards Community Facilities improvements at Quorn Community Centre be paid to Quorn Parish Council.

### Reason

The allocation of this funding adheres to the relevant clauses specified in the section 106 agreement linked to planning permission P/19/2139/2, which directs funding towards “improvements at Quorn Old School Community Centre”

### Authority for Decision

There is a delegation in the Constitution to all Heads of Service “to pay over section 106 Monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service by the Head of Finance and Property Services” (Item 8 on Page 8-15)

For all Heads of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirement as set out in the section 106 agreement and have written confirmation for the relevant body that the monies are used for their intended purpose. Any unspent monies after 5 years of receipt by the Borough Council shall be returned to the developer as per the relevant clause within the section 106 agreement.

### Decision and Date



12 September 2024

### Background

Planning permission was granted for the erection of 105 dwellings with associated infrastructure, landscaping and public open space to include engineering works to un-named watercourse to permanently remove 450mm culvert to be replaced by open channel and re-profiling of existing watercourse to provide additional flood storage, under reference P/19/2139/2

- land at Loughborough Road, Quorn. As part of this approval, a Section 106 agreement was established, requiring a Community Facilities Contribution totalling £14,575 plus indexation.

When assessing the proposal related to P/19/2139/2 (Loughborough Road, Quorn) the Officer's report noted Quorn Parish Council had identified "that the increase of 75–105 homes further increase the pressures on the local infrastructure including the need for the council to upgrade its community buildings for which funding is sought"

As part of the Section 106 agreement attached to P/19/2139/2 Charnwood Borough Council received a total sum of £17,689.41 as a contribution towards improvements to community facilities at Quorn Old School.

Quorn Parish Council has secured planning permission for a single storey extension to the rear of the community hall under planning permission P/23/0263/2 at The Old School Community Hall and Parish Offices, School Lane, Quorn.

Quorn Old School Community Centre serves as a hub for the local community, with its main hall regularly hired out by the local community for various groups and private parties. In addition to the main hall, the facility also includes a snug available for hire, as well as the Parish Office. However, all these spaces are currently served by a single toilet, which has become increasingly inadequate as the demand on the hall has grown, by addressing the current limitation, the approved single storey extension will house four toilet cubicles, the improvements will enhance the community facilities at Quorn Old School making it more welcoming and functional.

The anticipated cost of the project is outlined below, the cost does not include VAT as the Parish Council will recover that element.

Build element	Amount
Construction cost	£65,995
Fit out	£7,864
Overall cost	£73,859

The Parish Council are requesting £17,689.41 of section 106 funding towards the build costs of the extension, the Parish Council haven't secured any additional funding from the extensions the remaining amount will be met by the Parish Councils own reserves.

### **Financial Implications**

The money has been received and there are no financial implications for Charnwood Borough Council

### **Risk Management**

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
There are no risks identified with this decision	Unlikely	None	Very Low (1 - 2)	N/A

**Key Decision:**

No

**Background Papers:**

All contained on planning files P/19/2139/2