

Decision under Delegated Powers

Officer Requesting Decision

Principal Planning Officer

Officer Making the Decision

Head of Legal & Electoral Services

Recommendation

That a Section 106 Agreement be signed to secure the planning obligations set out below in relation to planning application **P/22/1224/2** for planning permission for 'Demolition of the existing industrial buildings at 1448 Melton Road (former Shield Engineering), 1444 Melton Road (lodge cottage) and the northern-most 20th Century wing of 1446 Melton Road (Queniborough Lodge); conversion of Queniborough Lodge and associated outbuildings to form 8 no. dwellings and the construction of 119 no. new dwellings (125 net dwellings in total); new vehicular access onto Melton Road; open space including play provision and allotments and associated infrastructure, SuDS, landscaping and ground remodelling'. The site is located at 1444, 1446 and 1448 Melton Road, Queniborough, Leicestershire, LE7 3FN. The site is also known as 'Queniborough Lodge'.

- A contribution of £313,843 to be spent on the provision of affordable housing in the locality to meet local needs.
- To secure provision for young people and allotments, as indicated to be provided within the site (as indicated on the submission plans).
- A contribution of £39,241 to be used for outdoor sport facilities to implement recommendations of the Charnwood Playing Pitch Strategy (PPS) 2018 to increase and enhance outdoor sport provision within the locality of the site.
- A contribution of £113,525 towards the provision of young people's facilities (including play equipment) within Queniborough.
- A contribution of 6,458.75 towards increasing capacity at Mountsorrel Household Waste and Recycling Centre
- A contribution of £3,744.51 towards Increasing capacity at Syston Library.
- The provision of two bus passes per dwelling at cost of £124,460.00
- The provision of a Travel Pack for each dwelling at a total cost of £6,711.95.

- If not supplied by Leicestershire County Council (LCC), a sample Travel Pack should be submitted to and approved in writing by LCC which would attract a payable administrative charge of £500.
- A Travel Plan Monitoring Fee of £6,000 towards monitoring the cost of the travel plan.
- A contribution of £191,911.98 towards increasing capacity at Queniborough Church of England Primary School (Early Years Education).
- A contribution of £367,190.92 towards increasing capacity at Wreake Valley Academy (Secondary Education).
- A contribution of £69,431.57 towards increasing capacity at Ashmount School (SEND Education).
- A contribution of £96,800.00 to be paid to the local integrated Health Board towards primary health care provision within the vicinity of the site.

The S106 Agreement is required to enable the grant of full planning permission, as per the Plans Committee resolution on 17 October 2024:

[Agenda for Plans Committee on Thursday, 17th October 2024, 5.00 pm - Charnwood Borough Council](#)

Reason

The S106 Agreement is required to secure the necessary contributions and obligations to meet the needs of the increased population arising from the development and therefore to make the development acceptable in planning terms.

Authority for Decision

Under the Council's Constitution, Scheme of Delegation to Officers, (8.2 Delegation of Council Functions), the Head of Legal and Electoral Services has delegated authority to enter into and vary an agreement under Section 106 of the Town and Country Planning Act 1990 (Item 7). In addition, the Head of Planning and Growth has delegation to negotiate the heads of terms of section 106 agreements and to enter into an agreement under Section 106 of the Planning Act to secure planning obligations in instances where the decision is delegated to the Head of Planning and Growth (Item 22).

Decision and Date

Approved 21.11.2024

N.Ford - Nicola Ford

Background

Planning application P/22/1224/2 was originally resolved to be approved, subject to entering into an agreement under Section 106 of the Town and Country Planning Act 1990 and several conditions by Plans Committee on 20 June 2024.

Since that resolution, and while a final version of the S106 was being prepared, changes to material planning considerations occurred, and therefore the application appeared on the agenda for the Plans Committee on 17 October 2024. The Plans Committee again resolved to grant planning permission subject to entering into an agreement under Section 106 of the Town and Country Planning Act 1990 and several conditions.

The S106 has been progressed on the basis of the Heads of Terms resolved to be agreed by Plans Committee, with delegation to the Head of Planning and Growth to finalise the terms.

The Committee Update Report and associated Extras Report for the Plans Committee on 17 October 2024, including a copy of the original Committee Report (Enc.1), and associated Extras Report (Extract) can be found at the following link:

[Agenda for Plans Committee on Thursday, 17th October, 2024, 5.00 pm - Charnwood Borough Council](#)

Financial Implications

None

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
Applicant doesn't comply with the S106 Agreement	Very Low	Low	Very Low (1 - 2)	Routine monitoring of the S106 Agreement.

Key Decision No

Background Papers

All contained on planning file P/22/1224/2, which can be found at the following link:

[Planning Search Results](#)