

Area West Committee – 18th July 2012

10. Section 106 Obligations

Strategic Director: Rina Singh (Place & Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris (Development Manager)
Lead Officer: Neil Waddleton, Section 106 Monitoring Officer
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Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the Section 106 Officer to attend the Area Committees on a regular basis and provide information in relation to Section 106 agreements for that area. As requested, agreements containing financial contributions have been presented within the monitoring report attached, however, if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

The Monitoring Officer will give a brief verbal update on recent progress followed by questions.

Recommendation

That members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations.

Additional Information

Following a number of requests from members wishing to have earlier notification of potential new S106 Agreements for their Ward, we have made a small procedural amendment to let members know about this at the earliest possible stage. If the development is eligible to make a planning contribution (Section 106) towards Sports, Arts and Leisure facilities, then members will be copied in to the internal email from the Sports, Arts & Leisure Team by the Planning Officer determining the application. This will include a copy of the new simplified pro-forma detailing contributions to be sought and the location to which the contributions are to be spent for applications in your Ward.

Progress of monitoring historical agreements is ongoing and the S106 Officer is currently reviewing agreements signed in 1997. The majority of these older agreements were to secure agricultural dwellings to the land or for other restrictive purposes relating to the particular development.

Financial Implications

No direct financial implications from this report however members will be aware that ineffective management of planning obligations does have the potential to require the district council to refund contributions to developers.

Corporate Priority Implications

The effective management of planning obligations will be beneficial in achieving all of the Councils Corporate Priorities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby contributing to a reduction in carbon emissions and helping to adapt to climate change.

Equality and Diversity Implications

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby ensuring access to facilities, homes and services for all members of our community.

Background Papers: *None.*