

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr MICHAEL FLETCHER	Residential development comprising 14 units providing a mixture of 2-4 bed homes Brine Pump Cottage, Weston Hall Road, Stoke Prior, Bromsgrove, Worcestershire B60 4AL	19.06.2018	18/00119/OUT

RECOMMENDATION:

That DELEGATED POWERS be granted to the Head of Planning and Regeneration to add the following obligation to resolution:

- (i) An education contribution of £1,769 per open market 2 or 3 bed dwelling and £2,654 per open market 4 bed dwelling.

Background

At the meeting of Bromsgrove Planning Committee on 6th August 2018 Members will recall that a resolution was made that:

DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to:

- (i) The provision of 5 affordable housing units
- (ii) The provision of a financial contribution towards the play area and Open Space to the west of the development at Shaw Lane
- (iii) A contribution of £50.98 per dwelling for the provision of wheelie bins

Due to a change of planning officer during the application process, an oversight occurred and the education authority's Education Planning Obligations Assessment dated 27th March 2018 which requested an s106 contribution was omitted from the committee report. As the decision has not been issued this oversight can be rectified and the education contribution included within the legal mechanism.

Education Contribution

Within the Education Planning Obligations Assessment (Appendix 1), it is concluded that while the proposal is considered small, due to the extent of housing development already approved within the locality, it is considered that this development site will be considered as an exceptional circumstance due to the additional pressure on primary school places.

It is expected that most families' resident on the proposed development will seek places at Stoke Prior First School. A S106 contribution is therefore sought to fund an appropriate project at Stoke Prior First School. The contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure.

The Assessment has undertaken a CIL compliance test, after reviewing this assessment it is considered that it meets the tests set out in regulation 122 of the Community Infrastructure Levy regulations in that it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

RECOMMENDATION:

That DELEGATED POWERS be granted to the Head of Planning and Regeneration to add the following obligation to resolution:

- (i) An education contribution of £1,769 per open market 2 or 3 bed dwelling and £2,654 per open market 4 or more bed dwelling.

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