

PLANNING COMMITTEE

28th JANUARY 2016

REPORT OF HEAD OF REGULATORY SERVICES

15/00576/FUL: MELTON MOWBRAY CATTLE MARKET

1. PURPOSE OF THE REPORT

- 1.1 This report is intended to invite the Committee to consider an alternative approach to the securing of public transport infrastructure improvements in connection with the development.

2. RECOMMENDATION

- 2.1 That the Committee agrees to the imposition of an additional condition to secure public transport infrastructure improvements (in lieu of a s106 agreement) as follows:

The development hereby permitted shall not be brought into use until a scheme for the provision of enhancements to bus stops in the vicinity comprising access arrangements, bus shelters signage and RTI displays has been submitted to and approved in writing by the Local planning Authority. The scheme shall provide full details of the provision proposed and a timetable for their implementation, which shall be entirely at the developer's expense. The development shall be carried out in full accordance with the scheme and its timetable as is approved.

3.0 BACKGROUND

- 3.1 Members may recall dealing with planning application 15/00576/FUL: Alterations to Melton Mowbray Market to form new livestock building and associated facilities at Melton Mowbray Cattle Market, in October 2015. The resolution was to grant permission subject conditions and the completion of a s106 agreement to secure funding for public transportation infrastructure as follows:

- 1) Scalford Road, northbound:
 - a) Raised and dropped kerbs to allow level access; to support modern bus fleets with low floor capabilities. £3,263.
 - b) Bus shelter; to provide high quality and attractive public transport facilities to encourage modal shift. £4,908.
- 2) Scalford Road, southbound:

bus stop pole & flag; to formalise the present 'hail and ride' stop. £145.
- 3) Scalford Road, northbound and Nottingham Road, southbound:

2 no. Real Time Information (RTI) displays. £9000[£4,500 per display].

- 3.2 However, the s106 has been hard to secure because of the complexity of the land ownership at the Cattle Market and is now proving to be an impediment to implementation. Early implementation is desirable because the project is grant funded and the conditions of the grant impose demanding timetables.
- 3.3 Through discussions with the Highway Authority (from where the requirements were originally made) and alternative approach of a condition has been discussed and a form of wording has been agreed as follows:
The development hereby permitted shall not be brought into use until a scheme for the provision of enhancements to bus stops in the vicinity comprising access arrangements, bus shelters signage and RTI displays has been submitted to and approved in writing by the Local planning Authority. The scheme shall provide full details of the provision proposed and a timetable for their implementation, which shall be entirely at the developer's expense. The development shall be carried out in full accordance with the scheme and its timetable as is approved.
- 3.4 This would require the applicants to liaise directly with the Highway Authority to secure provision of the items, rather than provide finance for their provision and rely on the HA to implement. However, it retains sufficient control to ensure they must be provided and a timetable for that provision. The condition has been assessed for compliance with the requirements of National Planning Policy Guidance and is a satisfactory alternative approach to securing the same provisions.