

AGENDA ITEM 5

DEVELOPMENT COMMITTEE

13TH JANUARY 2011

REPORT OF HEAD OF REGULATORY SERVICES

10/00773/EXT: CONVERSION OF EXISTING BUILDINGS TO PROVIDE 17 DWELLINGS, ERECTION OF 91 NEW DWELLING UNITS, PROVISION OF ASSOCIATED ACCESSES AND PARKING AREAS, AND DEMOLITION OF WARWICK COTTAGE AND 22-24 ANKLE HILL (EXTENSION OF TIME FOR IMPLEMENTATION OF PLANNING APPLICATION 07/00733/FUL)

WAR MEMORIAL HOSPITAL, ANKLE HILL, MELTON MOWBRAY

1.0 PURPOSE OF THE REPORT

- 1.1 To inform the Committee of the submission of an extension of time application to implement a previous consent and following the request from Leicestershire County Council for an amendment to the S106 agreement to increase the previously requested Developer Contributions.

2.0 RECOMMENDATION

- 2.1 To permit the extension of time application in line with the previous approval and S106.

3.0 BACKGROUND

- 3.1 Full planning permission was granted with a S106 on the 12th March 2008. The S106 related to Affordable Housing, contributions to Melton Borough Council for the up keep of the northern park land, Civic Amenities and Library contributions. For the amounts as set out below:

Civic Amenity Contributions	£ 8,114.00
Library Contributions	£ 4,940.00

- 3.2 An application for an extension of time to commence the development was submitted on the 6th October 2010. The application is identical in all respects to the 2008 permission, and on assessment, it is considered that there are no changes in circumstances, in terms either of applicable planning policy or material considerations relating to the proposal, and as such is considered acceptable in physical terms.
- 3.3 However, the County Council have been consulted on the application and have requested developer contributions on the extension of time. These requested contributions have increased the contribution amounts for the

civic amenities and library in line with inflation. It also includes an additional request for Education Contributions for 11-16 education requirements. Revised contributions amounts as set out below:-

Civic Amenities Contributions	£ 8,621.00
Library Contributions	£ 5,040.00
Education Contributions 11-16 sector	£ 107,257.02

- 3.5 The applicants have been informed and are willing to enter into an amended S106 providing it generally reflects the provisions of the original S106 agreement. They do not agree to additional financial burdens to the devolvement over and above the previous requirements.

4.0 KEY ISSUES.

- 4.1 The redevelopment of the War Memorial site for 108 dwelling is one which the Council would wish to see come forward to support the housing targets requirements for the Borough which includes the provision of 38 Affordable units that supports the local housing need.
- 4.3 The conversion of the Grade II Listed Building will preserve its long term future along with the parklands, which have been subject to neglect since the closure of the hospital. The redevelopment of the site will greatly enhance this part of the town.
- 4.4 The additional financial request for Education contributions for the 11-16 sectors could jeopardise the short term viability of the site. Given that the site will secure the long term restoration of the listed building its future development may not be attractive to prospective developers.

5.0 CONSIDERATION

- 5.1 The site has an extant planning permission which expires on the 12th March 2011. There are conditions imposed that need to be formally discharge prior to commencement of the development but compliance could be achieved within the time period left to implement the consent. There would be no mechanisms to require additional S106 requirements.
- 5.2 The extension of time application was introduced by the Government to help the economic recovery and this process was not to be seen as simply an administrative exercise. The application is still to be adjudged against up to date policy and it is considered that there have been no changes to national or local policy which would make this proposal unacceptable in policy terms.

- 5.3 The amended developer contributions are in line with the formulae's used at this current time. It is considered that the revised amounts for Civic Amenities are Library contributions are reasonable in scale and kind to the proposed scale of development and is in accordance with the thresholds identified in the adopted policies and to meet the additional demands on the library and Civic Amenities facilities at Melton which would arise due to this proposed development.
- 5.4 In 2007 there was not a requirement for contributions for Education facilities as there was a surplus of provision across all age sectors. Since the granting of approval for the redevelopment of the War Memorial site there has been a reorganisation of how the provisions of 11-16 education is delivered in the borough. This has led to the closure of a secondary school. It has been identified that there is a current deficit of 30 places within the 11-16 sector and the development would create an additional 6 places. The contribution requested is considered to be justified and this contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at either the Long Field School and/or John Ferneley College.

6.0 CONCLUSION

- 6.1 The site has an extant planning permission which could be reasonably implemented should this extension of time application be refused under the provisions of the existing S106 agreement. It is therefore considered that to insist on the revised developer contributions would not support the Council's objectives in bringing the site forward for development. The preservation for the long term future of the grade II listed building and meeting the Borough's housing needs is considered to outweigh the request for education contributions in this instance.

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