

# Public Document Pack

## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

WEDNESDAY, 20TH APRIL, 2022

### SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No	Item
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| 6. | <b><u>21/02973/PIP Land East Of Picknag Road And Adjacent To 36, Picknag Road, Barley, Hertfordshire (Pages 3 - 4)</u></b> |
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REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Permission in Principle: Erection of 9 dwellings replacement local community shop (Class F2 (a)) of 265sqm and associated access, parking, drainage and biodiversity/landscaping area.

Please see enclosed an addendum to the report tabled by the presenting officer.

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21/02973/PIP

1 Update

HCC seeking S106 contributions:

- Secondary education towards the expansion of King James Academy - £81,142.00;
- Special Educational Needs and Disabilities towards the new East Severe Learning Difficulty school - £10,962.00;
- Library Service towards increasing the capacity of Royston Library - £841.00;
- Youth Services towards the increasing the capacity of Royston Young People's Centre - £1,213.00;
- Monitoring fees - £340.00 per trigger point.

The education contribution to be sought is to be changed in the HCC Statement of Case that is to be submitted, as Barley is within the 3 tier education area so the contribution sought needs to reflect this with contributions towards middle and upper education.

As the application is proposing less than 20 housing units, the contributions need to be made via a completed Unilateral Undertaking. This has not been submitted. Therefore an additional reason for refusal is being proposed. This is:

*The submitted planning application has not been accompanied by a valid legal undertaking (in the form of a Unilateral Undertaking) securing obligations towards education, library and youth services. The secure delivery of these obligations is required to mitigate the impact of the development on local infrastructure and services in accordance with Policy 51 of the North Hertfordshire District Local Plan No. 2 - with Alterations (Saved Policies 2007) and proposed Local Plan Policy SP7 of the Council's Proposed Submission Local Plan (2011-2031) (Incorporating Proposed Main Modifications 2018). Without this mechanism to secure these provisions the development scheme cannot be considered as sustainable form of development contrary of the requirements of the National Planning Policy Framework (NPPF).*

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