

**HITCHIN COMMITTEE
10 MARCH 2020**

***PART 1 – PUBLIC DOCUMENT**

TITLE OF INFORMATION NOTE: PLANNING OBLIGATIONS

INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION MANAGER

EXECUTIVE MEMBER: PLANNING AND TRANSPORT

1. SUMMARY

1.1 The purpose of this information note is to inform Members of all agreed S106 funds that were allocated to the Hitchin Town Hall project over recent years. Members have asked for this update from recent meetings of the Hitchin Committee where the Development and Conservation Manager has presented the annual update on S106 collection, allocation and spend. Members will be aware that the Development and Conservation Manager has long established delegated powers to allocate S106 funds in accordance with relevant Community Infrastructure Levy (CIL) regulations where those funds are collected from developments within one Parish or town and are allocated to infrastructure projects within the same Parish or town area.

2. DETAILS OF ALL S106 FUNDS ALLOCATED TO THE HITCHIN TOWN HALL PROJECT

2.1 The table below details all funds allocated for the project by the Development and Conservation Manager.

Development References	Agreement Type	Allocated	Spent	Total Amount	Notes
Various all within Hitchin	Unilateral Undertakings	September and December 2013	31.03.2014	£36,751.50	
Various all within Hitchin	Unilateral Undertakings	January 2013 March 2014	31.03.2015	£16,220.35	

Various all within Hitchin	Unilateral Undertakings	January 2018	31.03.2018	£23,998.67	
05/00095/1 Residential development consisting of 2, 3 & 4 storey buildings to provide 169 dwellings (41 one bedroom and 109 two bedroom flats, 12 two bedroom and 7 three bedroom houses); 188 parking spaces, cycle and refuse stores; new river walkway, works to River Hiz and landscaping; alterations to existing north access and relocation of south access to Whinbush Road; ancillary works; demolition of existing buildings including 4 dwellings (as amended by plans received 4 May 2005, 27 June and 8 July 2005 set out in the attached schedule) Land at William Ransom site, off Whinbush	S106	October 2014	31.03.2015	£19,500	The obligation was originally sought for a children and young peoples centre in Hitchin. This project did not go ahead as priorities changed. Developer approached and they agreed for spend to be at the town hall which would include provision of a dedicated learning space for children and young people

Road, Hitchin, SG5					
06/00088/1 and 06/02007/1 3 storey development to provide 24 flats (18 two bedroom and 6 one bedroom), ground floor retail unit, new vehicular access, 18 parking spaces, refuse and cycle store, riverside walkway following demolition of existing building (as amended by plans received 29/03/2006 and 19/05/2006) Crown House and Sceptre House, Bridge Street, Hitchin, SG5	S106	2015	31.03.2018	£8247.27 £45,250	The obligations were originally sought for a children and young peoples centre in Hitchin. This project did not go ahead as priorities changed. Developer companies had become dormant so unable to approach for consent but obligations used at town hall which included provision of a dedicated learning space for children and young people

Total
£149,967.79

2.2 Members will note from this table which lead to a total S106 fund contribution to the project of £149,967.79 were allocated between 2013 and 2018. Many of the funds were from unilateral undertakings, unless specified within specific S106 Obligations which are set out in the table. All allocated funds have now been spent and all associated planning permissions were related to developments within Hitchin and therefore all funds were allocated correctly under powers delegated to Development and Conservation Manager. Significant funds had been held for a considerable period of time before allocation and there were no other requests for the funds from other qualifying projects at the time of allocation.

3. APPENDICES

None

4. CONTACT OFFICERS

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5. BACKGROUND PAPERS

None