

# PLANNING COMMITTEE

2nd November 2011

## CHURCH HILL DISTRICT CENTRE APPLICATION EXTENSION OF TIME FOR COMPLETION OF PLANNING OBLIGATION

Relevant Portfolio Holder(s)	Cllr Jinny Pearce, Planning, Regeneration, Economic Development & Transport.
Portfolio Holder Consulted	No – as relates to a Planning Application / Planning Committee
Relevant Head of Service	Ruth Bamford, Head of Planning & Regeneration Services
Wards Affected	Church Hill Ward
Ward Councillors Consulted	No – as relates to a minor administrative adjustment only
Not a Key Decision	

### PLANNING APPLICATION 2011/227/FUL

**PROPOSAL**      **MIXED USE DEVELOPMENT INCLUDING MEDICAL CENTRE AND RETAIL BUILDING WITH CAR PARKING AND LANDSCAPING, 51 DWELLINGS, NEW HIGH STREET AND ASSOCIATED OPEN SPACE TO FORM A REGENERATED DISTRICT CENTRE.**

**LOCATION**        **CHURCH HILL DISTRICT CENTRE, TANHOUSE LANE, REDDITCH.**

**WARD**            **CHURCH HILL**

**DECISION**      **PLANNING RESOLUTION MADE AT PLANNING COMMITTEE ON 3RD OCTOBER 2011.**

#### **1.      Summary of Proposals**

1.1      This application was reported to Planning Committee for determination at its meeting on 3rd October 2011. The Committee resolved that planning permission would be granted, subject to a planning obligation in the form of a legal agreement under Section 106 of the Town & Country Planning Act 1990 (as amended). The resolution required that this agreement be completed by 22nd November 2011.

1.2      Owing to the content, nature and complexity of this document and the number of parties to it, Officers now consider it unlikely that this date is realistic for the completion of the agreement. Therefore, in order for Officers to be able to progress the agreement and reach the outcome resolved by the Committee, it has been agreed, in consultation with the Committee Chair, Cllr Michael Chalk, that a further length of time be

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added to that originally resolved in order that the matter may be completed appropriately.

- 1.3 Officers consider that it would be more constructive, and would concur with the Committee's wishes, as confirmed by Cllr Chalk, to continue the process towards the conclusion of the legal agreement than to issue a refusal at a point when the matter is nearing completion.
- 1.4 Therefore, a more realistic date has been agreed within which it is considered likely to be able to complete the agreement but without delaying the project at all.

**2. RECOMMENDATIONS**

**The Committee is asked to RESOLVE that:**

- 1) **the change of date for the completion of the planning obligation from 22nd November 2011 to 23rd December 2011 (or 31st January 2012) be noted;**

**and to RECOMMEND that:**

- 2) **the Scheme of Delegation to Officers be updated to include authority, in consultation with the Committee Chair, to vary such deadline dates in similar circumstances.**

**3. IMPLICATIONS**

No specific implications for any party have been identified other than as detailed in the summary above or in the original Application report to the Committee.

The Legal Services Manager and Democratic Services Manager have been consulted and have raised no objection to any aspect of this report and associated course of action.

**AUTHOR OF REPORT**

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