

# REPORT TO DEVELOPMENT CONTROL COMMITTEE

**REPORT OF:** Pat Reid Development Management Service Manager

**REPORT NO:** PLA 959

**DATE:** 16 October 2012

<b>TITLE:</b>	S11/3179/FULL – Factory Unit and Offices – Extension of Time of S04/1789. Land Adjacent Wilcox Body Systems, Blenheim Way, Market Deeping	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	N/A	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	N/A	
<b>CONTACT OFFICER:</b>	Peter Lifford	
<b>INITIAL IMPACT ANALYSIS:</b>  Equality and Diversity	Carried out and Referred to in paragraph (7) below  Not applicable	Full impact assessment Required:  Not applicable
<b>FREEDOM OF INFORMATION ACT:</b>	This report is publicly available via the Your Council and Democracy link on the Council's website: <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a>	
<b>BACKGROUND PAPERS</b>	N/A	

## **1. RECOMMENDATIONS**

**That determination of the planning application be delegated to the Development Management Service Manager in consultation with the Chairman and Vice Chairman of the Development Control Committee to amend the agreement.**

## **2. PURPOSE OF THE REPORT**

**To make members aware of need for a revised legal agreement to permit the extension of time.**

## **3. DETAILS OF REPORT**

On 23 January 2007 full planning permission was granted for the erection of a factory unit and offices on land adjacent to Wilcox Body Systems, Blenheim Way, Market Deeping. The development of the site was the subject of a Section 106 legal agreement requiring contributions towards highway improvements in the vicinity of the site.

This application seeks to extend the time limit of the application.

### **The application site and surroundings**

Currently a vacant site on the north side of Towngate East to the east of the junction with Blenheim Way, to the north of Market Deeping forming part of a industrial/commercial estate. The applicants have an existing unit to the west of the application site.

### **Supporting Information**

Due to the current recession the applicants have been unable to start the build of the new factory and therefore wish to extend the commencement date of the current application.

### **Relevant Site History**

None

### **Conclusion**

To extend the time limit for developing the site will have no adverse impact on the surrounding industrial/commercial sites.

That the application be approved subject to the completion of the Section 106 agreement.

## **4. OTHER OPTIONS CONSIDERED**

None

## **5. RESOURCE IMPLICATIONS**

No significant impact on resources

## **6. RISK AND MITIGATION**

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
2	Legal agreement amended to ensure that the Highways contribution is received (£30.000)

## 7. ISSUES ARISING FROM IMPACT ANALYSIS

Relevant impact addressed in Section 3.

## 8. CRIME AND DISORDER IMPLICATIONS

It is considered that the development would not result in any significant adverse crime and disorder implications.

## 9. COMMENTS OF FINANCIAL SERVICES

Subject to the extension period being agree the S106 officer will need to ensure any monies due are collected at the relevant activation points from the developers and utilised appropriate in accordance with the agreements in place

## 10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

The current application is for permission to extend the time limit for implementation in respect of the development authorised by planning permission S04/1789. It will be necessary to enter into a S106 agreement to ensure that the obligations contained in the S106 agreement attached to the original planning permission remain in full force and effect in respect of the current application.

## 11. COMMENTS OF OTHER RELEVANT SERVICES

None

## 12. APPENDICES:

Planning submission can be viewed via the following link:

<http://www.southkesteven.gov.uk/index.aspx?articleid=2230&ApplicationNumber=S12/1152>