

## PLANNING COMMITTEE



Report subject	<b>To seek agreement for additional time to complete Section 106 agreements on two applications the Committee has resolved to approve.</b>
Meeting date	21 May 2020
Status	Public Report
Executive summary	To provide an update on the planning applications at Reid Steel, Reid Street, Christchurch & 88 Glenville Road, Christchurch and to seek approval for extending the time for completing the s106 agreements.
<b>Recommendations</b>	<b>It is RECOMMENDED that:</b> <b>The committee agree a further 6 months for the completion of the s106 agreements.</b>
Reason for recommendations	The Planning Committee resolved to approve the applications subject to completion of a Section 106 agreement within set timeframes which it will not or has not been possible to achieve in the current circumstances.

Wards	Christchurch Town & Highcliffe & Walkford
Classification	For Decision

## Background

1. At the Planning Committee of 9 January 2020, members resolved to approve in accordance with the recommendation App. No. 8/18/3532/OUT for Demolition of existing Industrial Building and residential development of up to 170 units (mix of 2 & 3 bed houses and 1 & 2 bed flats) with associated access and car parking at John Reid and Sons Ltd, Reid Steel StrucSteel House, 3 Reid Street, Christchurch BH23 2BT.
2. The agreed recommendation included as follows;

*9. If the section 106 legal agreement in recommendation A) above is not completed within 6 months from 9th January 2020, the application be refused due to the detrimental impacts of the scheme on the integrity of the protected heathlands and the lack of highway improvements to ensure the safety of pedestrians.*
3. Instructions have been made and work has commenced on preparing the s106 agreement. The agent contacted the LPA on 6 April to advise that the current COVID-19 emergency was significantly affecting the applicant who has ceased operations and consequently has had to call a halt to work being progressed on the s106 agreement in the interests of safeguarding their business and staff.
4. Consequently, there is now serious doubt that the July deadline for completing the s106 agreement will now be met. The agent is therefore seeking a six month extension to the original July deadline in order to complete the agreement.
5. In addition, at the same meeting members resolved to approve in accordance with the recommendation App. No. 8/19/1282/FUL for Demolition of the existing building and construction of a pair of semidetached units with gardens and parking at 88 Glenville Road, Walkford, Christchurch BH23 5PY.
6. The agreed recommendation included as follows;

*b) and to delegate authority to the head of planning to issue the decision once the legal agreement is completed. if the section 106 legal agreement in*

*recommendation a) above is not completed within 2 months of the date of committee then the application will be refused.*

7. The s106 agreement has been completed in respect of this application (12 April 2020), however this was not within the original timeframe agreed by the Planning Committee. Consequently, the decision, whilst ready for issue, cannot currently be issued without agreeing a retrospective extension relating to the completion of the S106.

### **Conclusion and Recommendation**

8. The Christchurch Local Plan area cannot currently demonstrate an adequate 5 year housing land supply and there is currently a deficit of over 1,000 homes across the plan area. Both applications and the resolutions made by the Planning Committee remain important in addressing this shortfall.
9. The current crisis has increased the difficulties of completing legal agreements and timetables agreed earlier in the year are currently unrealistic.
10. It is therefore recommended that the Committee agree;
  - a) an extension to complete the s106 agreement in respect of App. No. 8/18/3532/OUT until 31 March 2021 and;
  - b) a retrospective extension to the completion of the S106 agreement until 31 May 2020 to allow the issuing of the permission for App. No. 8/19/1282/FUL within that time limit.

### **Background papers**

### **Appendices**

Appendices 1 – Committee reports for 9 January 2020 Agenda ([link](#))