

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th January 2021

| APPLICATION NO. | TEAM LEADER | ITEM NO. | PAGE NOS. |
|------------------------|--------------------|-----------------|------------------|
| 19/00615/OULMAJ | Lyndsey Hayes | 01 | 43-78 |

Clarification in Paragraph 1.3

A word was omitted from this paragraph. The third sentence should say: “It predicts an increase of up to **2** additional vehicles per minute at this junction; and a further 5 vehicle movements each time the barrier is activated in the AM and PM peak hour periods.”

Updated Consultee Response

Since the publication of the committee report Lancashire County Council (LCC) have provided a revised indicative Education Contribution Assessment (Dated 15th December 2020) which identifies that at this particular point in time and assuming a development of 4 bedroom dwellings (as is standard practice where housing mix is unknown at outline stage), then a financial contribution towards 78 primary school places is required. This equates to a contribution of £1,551,635.28 on the basis these places would be provided at the proposed new primary school (indicated on the approved Blackpool Road masterplan). If the places were to be provided through school expansion then a revised formula would be used.

The response also confirms that in the event a new school site is needed to accommodate the number of housing developments coming forward in Poulton then applicants may be required to provide a contribution towards the costs of the school site land. LCC would seek to work with the Council to ensure such equalisation arrangements are established prior to the approval of any of the developments affected.

Officer Response:

The applicant has agreed to the contribution being requested. Members are advised that this would not change how the Section 106 agreement was drafted, which would impose a mechanism for the precise contribution to be calculated at the time of any approval on the reserved matters application(s) when bedroom mix is known. In terms of a contribution towards the costs of the school site land, no such equalisation arrangements are in place and the Council does not consider this additional contribution request as being reasonable or in conformity with the CIL Regulations.

Call-in request to the Secretary of State

Further to the publication of the agenda the Secretary of State (SoS) has received a request to call the application in for their determination. This means that should Members resolve to grant outline permission then

following committee the application will be formally referred to the SoS under the Consultation Direction to allow the SoS to assess the request to call the application in and formally notify the Council of their opinion.

Officers Response:

Paragraph 2.1 (12.1 on original report) is therefore amended to read

12.1 Grant outline planning permission subject to conditions and a S106 legal agreement to secure on-site Affordable Housing and Green Infrastructure provision, financial contributions towards local education, health care, sustainable travel and highway improvements, and to secure the provision and future management of land to the south of the site for ecological enhancement; and subject to the Secretary of State deciding not to call-in the application. In the event of no call-in being made by the Secretary of State, that the Head of Planning Services be authorised to issue the decision upon the satisfactory completion of the S106 agreement