

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5TH August 2015

APPLICATION NO.	ITEM NO.	PAGE NOS.
15/00040/OUTMAJ	2	58 - 87

Amendments to the report

6.0 CONSULTATION RESPONSES

6.6 LANCASHIRE COUNTY COUNCIL – EDUCATION – Additional comments were received on the 30th July. Based upon 2015 annual pupil census data and resulting projections, they indicate that taking into account all approved applications that they will be seeking a financial contribution for 11 primary school places. They confirm that the claim will be reassessed at reserved matters stage once accurate bedroom information is available. LCC state that they intend to use the primary education contribution to provide additional primary places at Garstang St Thomas' Church of England Primary School. LCC confirm that the primary education contributions will be returned to applicant if they are not spent on the specified project. LCC confirms that there are no Section 106 contributions pooled against Garstang St Thomas' Church of England Primary School.

7.0 REPRESENTATIONS

Following the publication of the agenda there has been one additional objection received from local residents and interested parties. The issues raised by this objector includes the following:-

- Narrowing the road in this location opposite the school is not appropriate

The matters identified above have been raised previously by objectors to the proposals and are summarised and addressed through the main committee report.

9.0 ISSUES

Following the publication of the agenda and the receipt of additional comments from Lancashire County Council Education, the following paragraphs of the committee report have been amended to reflect the updated position. Text in **bold** should be read as additional text. The following paragraphs of the committee report should be read as follows:-

9.33 In March 2014, Lancashire County Council issued a document which sets out its methodology for claiming education contributions against housing developments, which are projected to create a shortfall of school places within the local area of a development. Lancashire County Council has advised that the proposed development would result in a material increase in the demand for primary school places that could not be met by existing provision. They have indicated, based upon their latest assessment, that they would be seeking a contribution for 11 primary school places and 0 secondary school places. It is necessary for a planning obligation to secure a financial contribution towards creating additional primary school places.

9.34 The actual scale of the financial contribution can only be determined when the precise mix of dwellings is known at the point of a future reserved matters application being determined. The applicant has agreed to the approach outlined within the Planning

Obligations document **and as such a financial contribution will be secured to provide additional primary school places at Garstang St Thomas' Church of England Primary. It is therefore concluded that a proportionate contribution can be secured through the Section 106 Agreement and appropriate mitigation of this impact can be achieved; as such there is no objection on education matters.**

9.56 Following negotiation between the applicant and the Council, heads of terms were agreed which included the following: -

- Education contribution in accordance with the formula outlined in the Lancashire County Council Planning Obligations SPD.

9.57 It is considered that the above heads of terms are compliant with Regulation 122 of the Community Infrastructure Levy. **A S106 Agreement is currently being prepared which will secure these heads of terms.**

12.0 RECOMMENDATION:

12.1 Grant planning permission subject to conditions **and the completion of a Section 106 Agreement to secure the following heads of terms:**

- **Education contribution in accordance with the formula outlined in the Lancashire County Council Planning Obligations SPD;**

12.2 That the Head of Planning Services be authorised to issue the planning permission upon satisfactory completion of the Section 106 Agreement.