

Planning Committee

Item

8

Date 31st October 2019

Report of	Assistant Director of Policy & Corporate	Author	Sue Jackson 01206 282450
Title	Development at Rowhedge Wharf - Primary Education Contribution.		
Wards affected	East Donyland		

This report concerns an amendment to the definition of “Primary Education Purposes”

1. Decision(s) Required

- 1.1 The Planning Committee is required to agree to amend the definition of “Primary Education Purposes” in a section 106 Agreement, in respect of Rowhedge Wharf, to allow the “Primary Education Contribution” to be used at St Lawrence School Rowhedge.

2. Reasons for Decision(s)

- 2.1 The Infrastructure Planning Officer at Essex County Council (ECC) has indicated they would like to secure a Deed of Variation for the agreement in order to change the project spend in favour of St. Lawrence.

3. Alternative Options

- 3.1 Members could decide to not amend the wording in which case the contribution would not be used where there is most need.

4. Supporting Information

- 4.1 Application 160550 submitted on behalf of Hills Residential Construction Ltd proposed the demolition of existing vacant commercial units and comprehensive residential redevelopment comprising 86 no. new residential dwellings, together with associated works. Planning permission was granted on 16 November 2016 and includes a section 106 agreement. The agreement secures amongst other matters, a “Primary Education Contribution” of £315,224.00.
- 4.2 The agreement defines “Primary Education Purposes” which means the education and/or care of children between the ages of 4 to 11 (both inclusive) including those with special educational needs in at Langenhoe Community Primary School

5. Strategic Plan References

- 5.1 The Strategic Plan sets out four themes under the acronym of ‘Grow’.
Growth, Responsibility, Opportunity, Wellbeing

Growth Ensure residents benefit from Colchester’s economic growth with skills, jobs and improving infrastructure

6. Consultation

- 6.1 ECC has confirmed Langenhoe School has no issue with the amendment.

7. Publicity Considerations

- 7.1 None required.

8. Financial Implications

- 8.1 There are no financial implications; ECC has confirmed they will take on the necessary legal costs

9. Equality, Diversity and Human Rights Implications

- 9.1 There are no equality, diversity and human rights implications

10. Community Safety Implications

- 10.1 There are no community safety implications

11. Health and Safety Implications

- 11.1 There are no health and safety implications

12. Risk Management Implications

- 12.1 There are no risk management implications

Background Papers

Planning permission 160551 dated 16 November 2016
Section 106 agreement dated 16 November 2016