

PLANNING COMMITTEE

DATE OF MEETING: 9 DECEMBER 2020

TITLE OF REPORT: GUIDION HOUSE – SECTION 106 AGREEMENT

Report of: Head of Place

1 PURPOSE OF REPORT

- 1.1 To ask the Planning Committee to GRANT planning permission in respect of planning application reference number 19/02871/FUL, previously considered at their Meeting held on 12 August 2020, following completion of the Section 106 legal agreement to secure the provision of a Travel Plan for the development, including provisions for monitoring and the payment of an appropriate bond to ensure compliance; and a financial contribution toward off-site green infrastructure provision.

2 OFFICER RECOMMENDATION

That the Planning Committee **GRANT** planning permission for planning application 19/02871/FUL subject to the completed S106 Planning Obligation AND subject to the conditions previously recommended.

3 BACKGROUND

- 3.1 At their meeting held on 12 August 2020 the Planning Committee considered an application for the demolition of an existing office building and erection of new industrial units for flexible uses falling within Research and Development (B1b), light industry (B1c), general industry (B2) and storage and distribution (B8) with ancillary offices at Guidion House, Rye Close, Fleet, GU51 2UY.
- 3.2 It was resolved that the planning permission be GRANTED subject to the prior completion of a section 106 legal agreement and the imposition of appropriate planning conditions. The deadline for the completion of the legal agreement was set to be 11 October 2020.

4 CONSIDERATIONS

- 4.1 Work on completing the legal agreement started immediately after the Planning Committee meeting and whilst good progress had been made by 11 October 2020 it has taken longer to complete the agreement as it was necessary to get Hampshire County Council (HCC), as Local Highway Authority, to be a signatory to the agreement and this unfortunately led to some delays. Whilst HCC had been involved in the preparation of the agreement they were not in a position to approve the deed by the deadline of 11 October 2020.
- 4.2 In addition, due to the logistics of getting the deed circulated to all parties for signature and then completed in these unusual times with many people

working from home and not having immediate access to necessary resources this has meant that the process has taken longer than originally anticipated.

- 4.3 The finalised agreement was delivered by the applicant to HCC for signing and sealing on 28 October 2020 and was received by the Shared Legal Services Team at Basingstoke on 4 November 2020. Following signing and sealing on behalf of Hart District Council the agreement was formally completed on 12 November 2020.
- 4.4 As such, it is necessary to request confirmation as to whether the Planning Committee would agree to the determination of the application after the expiration of the 11 October 2020 deadline originally set by the Committee at their 12 August meeting.

5 FINANCIAL AND RESOURCE IMPLICATIONS

- 5.1 The proposal does not raise any financial and resource implications. The applicant has agreed to finance the Council's legal costs in preparing the agreement and no referral to Council for budgetary reasons is required. The project can be delivered utilising existing staff resources.

6 ACTION

- 6.1 The Committee agree to now GRANT planning permission following the completion of the legal agreement and subject to the imposition of appropriate planning conditions as previously agreed by the Planning Committee in August.

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