

**Meeting of the Development Control Committee – 15<sup>th</sup> January 2007**

**Report of the Director of the Urban Environment**

**Introduction of a Charge to Developers in Order to Fund the Planning Obligations (Section 106) Officer post**

**Purpose of Report**

1. To obtain approval for the immediate introduction from 1<sup>st</sup> February 2007 of a charge to developers for the work carried out by the recently appointed Planning Obligations (Section 106) Officer.

**Background**

2. A key element in the Development Control Improvement Plan was to create a new principal planning officer to deal effectively and speedily with planning obligations (S106 agreements) which relate to large planning applications. The Cabinet Member for Economic Regeneration in January 2006 confirmed the principle of a self funded Planning Obligations officer post. It also detailed the duties of such a post and the improvements in efficiency that would result.
3. In April 2006 approval was given by the appropriate cabinet Members to the appointment of a Planning Obligations officer post. However, at this point the precise details of the charge to be levied on applicants had not been finalised.
4. An exercise has now been carried out by officers from the Finance Directorate and DUE reviewing how other Authorities fund such a post. The results of this review have been considered by the corporate Planning Obligations Officers Working Group of officers. The charge which applicants will be required to pay as agreed by this group is **either £1,000 or 10% of the Planning Application fee whichever is the greater**. This fee will be requested from and payable by the applicant on completion and signing of the section 106 agreement. This charge is comparable with experience of other Authorities.
5. The charges will be reviewed before the end of 2007 and increased as necessary in 2008 to ensure that the income is sufficient to fund the Planning Obligations post. In any case the flat rate charge of £1,000 will increase annually in line with the rate of inflation.

## **Finance**

6. The income generated from these charges will fund the Planning Obligations Officer post.

## **Law**

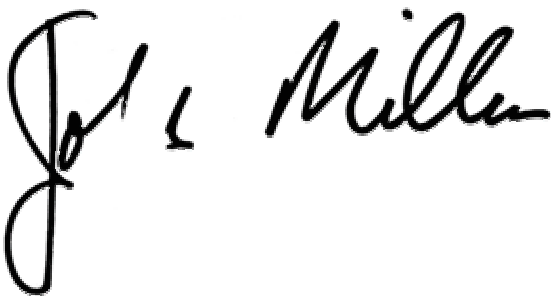
7. The principle of a self funded Planning Obligations Officer post is established in both the 2004 Planning and Compulsory Purchase Act and the July 2005 Circular 05/2005 on Planning Obligations.

## **Equality Impact**

8. These proposals comply with the Council's policy on Equality and Diversity.

## **Recommendation**

9. That the charge to developers shown in paragraph 4, together with the review process referred to in paragraph 5 of this report be approved by the Development Control Committee with immediate effect.



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**John Millar**  
**Director of the Urban Environment**

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## **List of Background Papers**

**None**