



**Worcester**  
CITY COUNCIL

## **PLANNING COMMITTEE**

### **SUPPLEMENTARY AGENDA**

**Date: Thursday, 26th May, 2022**

**Time: 1.30 pm**

**Venue: The Guildhall**

## **PLANNING COMMITTEE**

### **Information for Members of the Public**

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Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this part of the Agenda as well as background documents used in the preparation of these reports. Details of the background papers appear at the foot of each report. Part II of the Agenda (if applicable) deals with items of 'Exempt Information' for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

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At the start of the meeting under the item 'Public Participation' up to fifteen minutes in total is allowed for members of the public to present a petition, ask a question or comment on any matter on the Agenda. Participants need to indicate that they wish to speak by 4.30 p.m. on the last working day before the meeting by writing, telephoning or E-Mailing the officer mentioned below.

If you have any general enquires or queries about this Agenda or require any details of background papers, further documents or information, or to discuss arrangements for the taking of photographs, film, video or sound recording please contact the Lead Officer, Margaret Johnson, Democratic Services Administrator, Guildhall, Worcester WR1 2EY. Telephone: 01905 722085 (direct line); E-Mail Address: [committeeadministration@worcester.gov.uk](mailto:committeeadministration@worcester.gov.uk).

This agenda can be made available in large print, braille, on PC disk, tape or in a number of ethnic minority languages. Please contact the above named officer for further information.

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**Planning Committee**  
**Thursday, 26 May 2022**

**Members of the Committee:-**

Chair: Councillor Chris Mitchell (C)  
Vice-Chair: Councillor Patricia Agar (LCo)

Councillor Mel Allcott (LD)  
Councillor Alan Amos (C)  
Councillor Jenny Barnes (LCo)  
Councillor Marjory Bisset (G)  
Councillor Owen Cleary (C)

Councillor Jill Desayrah (L)  
Councillor Shafaz Ditta (C)  
Councillor Karen Lewing (G)  
Councillor Andrew Roberts (C)

C = Conservative      G = Green      L = Labour      LCo = Labour and Co-operative  
LD = Liberal Democrat

**SUPPLEMENTARY AGENDA**

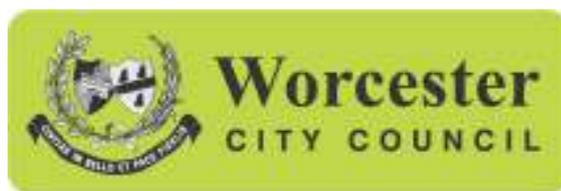
**Part 1**  
**(ITEMS FOR DISCUSSION AND DECISION IN PUBLIC)**

10. **Late Papers**

Page(s): 1 - 4

Late papers circulated prior to the meeting in respect of items to be considered and determined.

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## **PLANNING COMMITTEE**

### **LATE PAPERS**

Thursday 26<sup>th</sup> May 2022

AGENDA ITEM 7 – 22/00037/RM

University Park Development, Bromyard Road

Seeking consent for the following reserved matters:  
Landscaping, Layout, Scale and appearance.

**PLANNING COMMITTEE – 26 May 2022.****Late Paper Report**

<b>Late paper for Planning Committee</b>	
<b>Application Number</b>	20/00249/OUT
<b>Site Address</b>	<b>University Park Development, Bromyard Road, Worcester</b>
<b>Description of Development</b>	Seeking consent for the following reserved matters: Landscaping, Layout, Scale and Appearance.

1. Following discussions between the applicant and the County Council education authority, the Local Planning Authority has received a request to vary the clauses relating to the calculation of the Education Contribution to provide certainty to development funding.
2. Whilst the proposed amendment is reliant on the information provided as part of the Reserved Matters submission under 22/00037/RM, this would be separate to the decision relating to the Reserved Matters.
3. The current s106 Agreement sets out a contribution for education based on the following formulas:  
 (a) Primary Contribution =  $N \times 0.3815$  (rounded up to whole number)  $\times$  £18,062  
 (b) Secondary Contribution =  $N \times 0.2616$  (rounded up to whole number)  $\times$  £24,963  
 Where N is the number of Relevant Dwellings.
4. The County Council have reviewed the proposals as part of the Reserved Matters under 22/00037/RM and based on the proposed mix and the proposed development, County Council consider that the following contributions should be sought under the terms of the above formula:  
 Primary = £361,240  
 Primary SEND = £72,248  
 Secondary = £349,482  
 Secondary SEND = £0  
 Total Contribution = £782,970
5. In accordance with the County Council's adopted policy the above calculation excludes both social and affordable rented housing tenures. Accordingly amendments are required to the S106 Agreement to exclude Affordable Rented Units from the calculation of the education contribution.

6. As such, considering the agreement of the Education Authority, it is considered appropriate and prudent to approve the variation of the s106 Legal Agreement to reflect the calculation formula agreed with County Council colleagues.

7. **Revised Recommendation:**

**The Corporate Director of Planning and Governance recommends that the planning committee:-**

- i) approves the reserved matters application subject to the conditions set out in Section 9 of this report; and**
- ii) delegates authority to the Corporate Director – Planning and Governance to vary the S106 Agreement dated 11<sup>th</sup> March 2021 to reflect the revised calculation formula for the Education Contribution as detailed in the late paper.**