

	<h1>Report</h1>	Agenda Item <h1>12</h1>
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Report to:	Planning Committee
Date of Meeting:	8 February 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Residential Development With Associated Infrastructure, Open Space and Landscaping at Bothwell Road, Uddingston (HM/05/0571)
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Seek approval to amend the Heads of Terms in relation to the required Section 75 Agreement with the applicant, National Grid, to ensure:
 - the provision of 15% social/rented housing and play facilities within the site, and
 - the provision of a financial contribution to upgrade community facilities in the area,

in association with the proposed residential development at Bothwell Road, Uddingston (HM/05/0571).

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) That authorisation is given for officers to amend the Heads of Terms of the Section 75 Agreement to ensure the following:
 - The provision of 15% social/rented housing within the site or the submission of a commuted payment in the event that on site delivery cannot be achieved due funding and/ or economic conditions, and
 - The provision of a financial contribution to upgrade play facilities in the area

The Council's legal expenses in connection with the Agreement will be borne by the Applicant.

3. Background

3.1. Members will recall that the Planning Committee agreed at its meeting on 31 October 2006 to grant outline planning permission to National Grid for residential development with associated infrastructure, open space and landscaping on land at Bothwell Road, Uddingston (HM/05/0571). Committee agreed to withhold the planning consent until the applicants had concluded a Section 75 Agreement to ensure the provision of 15% social/rented housing and play facilities within the site in

addition to the provision of a financial contribution to upgrade community facilities in the area.

3.2 Whilst detailed discussions have been ongoing in relation to the Section 75 Agreement since Committee approval was given, economic and funding circumstances have changed since this time. In light of this, authority is sought to amend the terms of the Section 75 Agreement to include a clause in the Agreement which would allow for the 15% Affordable Housing Contribution to be provided as a commuted payment in the event that on site delivery cannot be achieved. Although every effort would be made to pursue on site delivery when a developer eventually takes forward development of the site at this point in time it is not known when development of the site would proceed. Therefore it is considered appropriate now to build in the option to receive a commuted sum which was not envisaged when the matter was reported to Committee in 2006.

3.3 Clauses would also be included in the Section 75 Agreement to ensure that the provision of play facilities within the site and the provision of a financial contribution to upgrade community facilities in the area would be addressed.

4. Employee Implications

4.1. None

5. Financial Implications

5.1. The applicants will be expected to meet the legal expenses of the Council.

6. Other Implications

6.1. There are no risks associated with this proposal or sustainable development issues.

7. Equality Impact Assessment and Consultation Arrangements

7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

Colin McDowall
Executive Director (Enterprise Resources)

25 January 2011

Links to Council Objectives/Improvement Themes/Values

- Improve the quality, access and availability of housing

Previous References

- Report to Planning Committee on 31 October 2006 on planning application reference number HM/05/0571

List of Background Papers

- Planning Application Report on HM/05/0571

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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